

**Listing Agent:** Jerry Pape, Jr.

**Contact Info:** Office 406-522-8314

Cell: 406-579-3636

**email:** jerry@triplecreek.com

## Bozeman National Guard Armory



The decommissioned National Guard Armory of Bozeman is a unique structure located in Bozeman's prime downtown business district, one block north of Main Street. The structure consists of three primary levels, totaling ~29,000 sq. ft. on a lot of ~19,000 sq. ft. (Buyer to verify sq. ft) fronting Mendenhall and near to the corner of Willson St. A city parking lot is immediately east of the structure. Additional parking lots are within one block of the property.

The ground floor of the structure was previously a full-size gym/basketball court with an over looking stage for live performance, making the room one of the largest clear spans in Bozeman that is not part of an educational institution. The ground floor had additional offices, a commissary, and a multi-vehicle garage. The basement housed a shooting range (previously decommissioned), locker rooms, and storage areas. The second floor contained various offices and open areas.

**Offered at \$1,200,000\***

**24 W MENDENHALL  
BOZEMAN, MT 59715  
MLS# 181074**



### Property characteristics

- The property is owned by First Interstate Bank of Bozeman.
- Showings are not possible until interior cleanup is complete.
- Extensive interior photography is available.
- Commercial property inspection, phase one environmental, industrial hygiene, and structural reports are included with this document.
- The bank has specific criteria that potential buyers will need to meet before the bank will consider an offer.
- All inquiries are to be directed to the listing agent, Jerry Pape at Triple Creek Realty of Bozeman.
- Offers written w/o prior communication with the listing agent will be rejected by specific instruction of the Seller.
- \* For Buyers intending to occupy, \$600,000 of this price will be applied to a new, water-tight roof and bank-required hazard remediation.
- "As-is" or demolition-intended Buyers will require bank-approved hazard indemnification.

# Property Record Card

## Summary

### Primary Information

**Property Category:** RP

**Subcategory:** Real Property

**Geocode:** 06-0799-07-2-10-28-0000

**Assessment Code:** 00RGH33778

**Primary Owner:**

**PropertyAddress:** E MENDENHALL ST

FIRST INTERSTATE BANK

BOZEMAN, MT 59715

2800 W MAIN ST

**COS Parcel:**

BOZEMAN, MT 59718-3947

*NOTE: See the Owner tab for all owner information*

**Certificate of Survey:**

**Subdivision:**

**Legal Description:**

TRACYS 1ST AMND BOZ NE4 SEC 7 2S 6E E1.25' LOT 16 BLK A, LOTS 17-20 BLK A & W24.5' LOT 21 BLK A PLAT C-1-F

**Last Modified:** 8/31/2011 7:18:42 PM

### General Property Information

**Neighborhood:** 101.A

**Property Type:** CU - Commercial Urban

**Living Units:** 0

**Levy District:** 06-0350T1-7C T1

**Zoning:** 1

**Ownership %:** 100

**Linked Property:**

No linked properties exist for this property

**Exemptions:**

Exemption Type	TIF Number
Tax Increment Financing District	06TU01

**Condo Ownership:**

**General:** 0

**Limited:** 0

### Property Factors

**Topography:** 1

**Fronting:** 2 - Secondary Artery

**Utilities:** 1, 2, 9

**Parking Type:** 3 - On and Off Street

**Access:** 1

**Parking Quantity:** 2 - Adequate

**Location:** 2 - Perimeter Central Business District

**Parking Proximity:** 1 - Near

### Land Summary

Land Type	Acres	Value
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00

NonQual Land	0.000	00.00
Total Ag Land	0.000	00.00
Total Forest Land	0.000	00.00
Total Market Land	0.444	371,971.00

## Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
5/13/2011			5/13/2011	2388546	Grant
3/24/2004	2144	290D			
2/10/2004	2140	080D			

## Owners

Party #1

**Default Information:** FIRST INTERSTATE BANK  
2800 W MAIN ST

**Ownership %:** 100

**Primary Owner:** "Yes"

**Interest Type:** Conversion

**Last Modified:** 6/17/2011 2:20:57 PM

Other Names

Other Addresses

Name

Type

## Appraisals

## Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2011	371971	104870	476841	COST
2010	371971	104870	476841	COST

## Market Land

Market Land Item #1

**Method:** Sqft

**Type:** 1 - Primary Site

**Width:**

**Depth:**

**Square Feet:** 19,340

**Acres:**

Valuation

**Class Code:** 2207

**Value:** 371971

## Dwellings

Existing Dwellings

No dwellings exist for this parcel

## Other Buildings/Improvements

Outbuilding/Yard Improvements

No other buildings or yard improvements exist for this parcel

## Commercial

### Existing Commercial Buildings

Building Number	Building Name	Structure Type	Units/Bldg	YearBuilt	
1		611 - School	1	1941	<a href="#">View</a>

#### General Building Information

**Building Number:** 1      **Building Name:**      **Structure Type:** 611 - School  
**Units/Building:** 1      **Identical Units:** 1  
**Grade:** F      **Year Built:** 1941      **Year Remodeled:** 0  
**Class Code:** 3507      **Effective Year:** 1960      **Percent Complete:** 0

#### Interior/Exterior Data Section #1

**Level From:** B1      **Level To:** B1      **Use Type:** 086 - Support Area

#### Dimensions

**Area:** 12,801      **Use SK Area:** 0  
**Perimeter:** 460      **Wall Height:** 9

#### Features

**Exterior Wall Desc:** 00 - None      **Construction:** 2-Fire Resistant      **Economic Life:** 45  
**% Interior Finished:** 0      **Partitions:** 2-Normal      **Heat Type:** 0-None  
**AC Type:** 0-None      **Plumbing:** 0-None  
**Physical Condition:** 1-Poor      **Functional Utility:** 0-None

#### Building Other Features

No other features exist for this interior/exterior detail

#### Interior/Exterior Data Section #2

**Level From:** 01      **Level To:** 01      **Use Type:** 050 - Skating Rink (Ice or Roller)

#### Dimensions

**Area:** 7,895      **Use SK Area:** 0  
**Perimeter:** 105      **Wall Height:** 22

#### Features

**Exterior Wall Desc:** 09 - Concrete, Load Bearing      **Construction:** 2-Fire Resistant      **Economic Life:** 45  
**% Interior Finished:** 0      **Partitions:** 2-Normal      **Heat Type:** 0-None  
**AC Type:** 0-None      **Plumbing:** 0-None  
**Physical Condition:** 1-Poor      **Functional Utility:** 0-None

#### Building Other Features

No other features exist for this interior/exterior detail

#### Interior/Exterior Data Section #3

**Level From:** 01      **Level To:** 01      **Use Type:** 090 - Parking Garage

#### Dimensions

**Area:** 1,672      **Use SK Area:** 0  
**Perimeter:** 98      **Wall Height:** 11

#### Features

**Exterior Wall Desc:** 09 - Concrete, Load Bearing      **Construction:** 2-Fire Resistant      **Economic Life:** 45  
**% Interior Finished:** 0      **Partitions:** 2-Normal      **Heat Type:** 0-None  
**AC Type:** 0-None      **Plumbing:** 0-None



**Physical Condition:** 1-Poor  
Building Other Features

**Functional Utility:** 0-None

No other features exist for this interior/exterior detail

Interior/Exterior Data Section #4

**Level From:** 01

**Level To:** 01

**Use Type:** 086 - Support Area

Dimensions

**Area:** 1,348

**Use SK Area:** 0

**Perimeter:** 86

**Wall Height:** 11

Features

**Exterior Wall Desc:** 09 - Concrete, Load Bearing

**Construction:** 2-Fire Resistant

**Economic Life:** 45

**% Interior Finished:** 0

**Partitions:** 2-Normal

**Heat Type:** 0-None

**AC Type:** 0-None

**Plumbing:** 0-None

**Physical Condition:** 1-Poor

**Functional Utility:** 0-None

Building Other Features

No other features exist for this interior/exterior detail

Interior/Exterior Data Section #5

**Level From:** 01

**Level To:** 01

**Use Type:** 082 - Multi-Use Office

Dimensions

**Area:** 799

**Use SK Area:** 0

**Perimeter:** 64

**Wall Height:** 11

Features

**Exterior Wall Desc:** 09 - Concrete, Load Bearing

**Construction:** 2-Fire Resistant

**Economic Life:** 45

**% Interior Finished:** 0

**Partitions:** 2-Normal

**Heat Type:** 0-None

**AC Type:** 0-None

**Plumbing:** 0-None

**Physical Condition:** 1-Poor

**Functional Utility:** 0-None

Building Other Features

No other features exist for this interior/exterior detail

Interior/Exterior Data Section #6

**Level From:** 01

**Level To:** 01

**Use Type:** 082 - Multi-Use Office

Dimensions

**Area:** 4,086

**Use SK Area:** 0

**Perimeter:** 157

**Wall Height:** 11

Features

**Exterior Wall Desc:** 09 - Concrete, Load Bearing

**Construction:** 2-Fire Resistant

**Economic Life:** 45

**% Interior Finished:** 0

**Partitions:** 2-Normal

**Heat Type:** 0-None

**AC Type:** 0-None

**Plumbing:** 0-None

**Physical Condition:** 1-Poor

**Functional Utility:** 0-None

Building Other Features

No other features exist for this interior/exterior detail

Interior/Exterior Data Section #7

**Level From:** 02

**Level To:** 02

**Use Type:** 082 - Multi-Use Office

Dimensions

**Area:** 4,107

**Use SK Area:** 0

**Perimeter:** 155**Wall Height:** 11

Features

**Exterior Wall Desc:** 09 - Concrete, Load Bearing**Construction:** 2-Fire Resistant**Economic****Life:** 45**% Interior Finished:** 0**Partitions:** 2-Normal**Heat Type:** 0-None**AC Type:** 0-None**Plumbing:** 0-None**Physical Condition:** 1-Poor**Functional Utility:** 0-None

Building Other Features

No other features exist for this interior/exterior detail

Elevators and Escalators

No elevators or escalators exist for this building

**Ag/Forest Land**

Ag/Forest Land

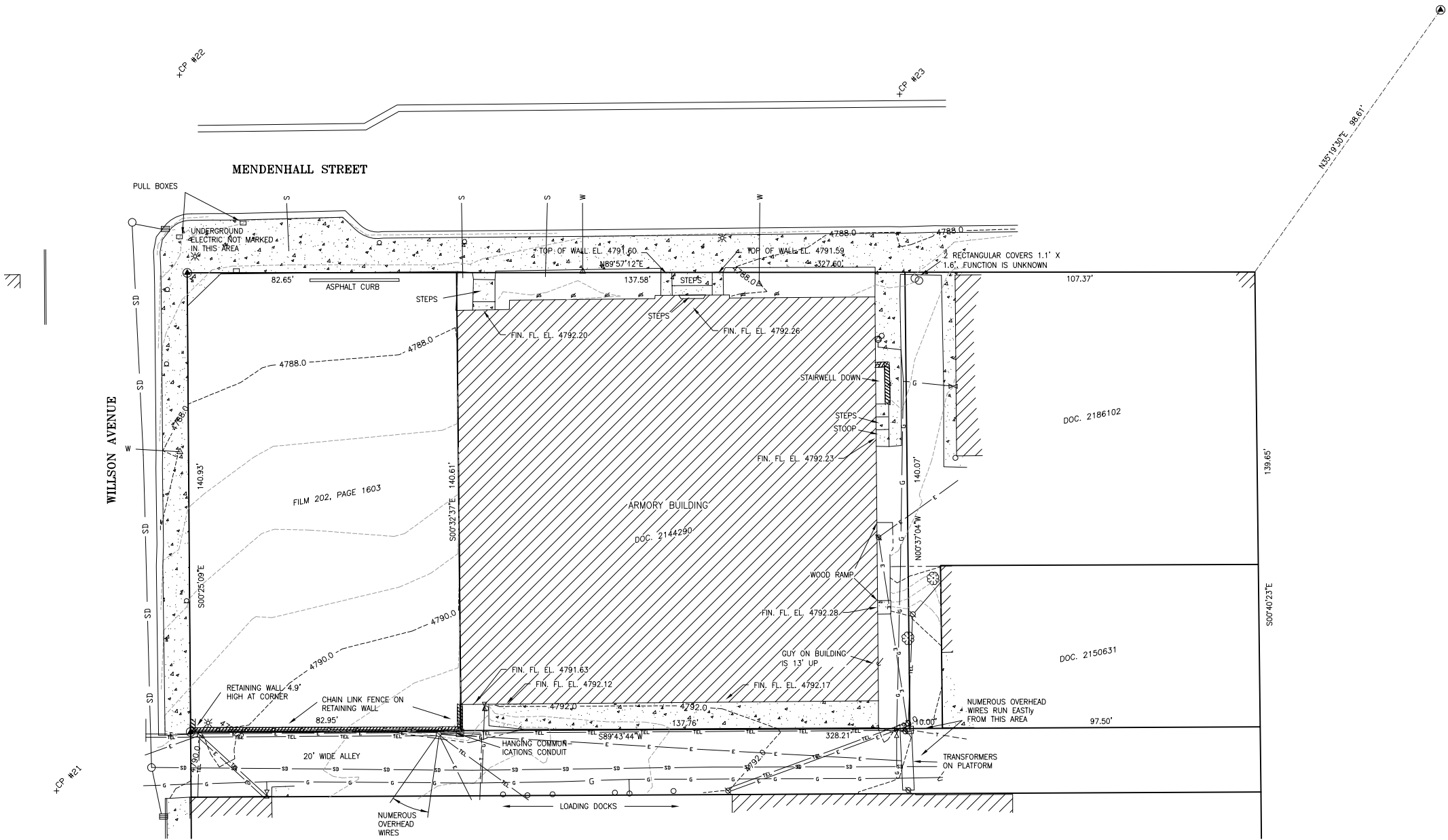
No ag/forest land exists for this parcel

Conservation Easements

**Grantee:****Date:****Acres:****Book/Page:**

CONTROL TABLE

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
21	2430.665	5578.579	4790.00	CP/set pk
22	2650.399	5616.299	4786.56	CP/FO 2 AC MDT
23	2644.483	5637.252	4787.49	cp/set spike



LEGEND

EXISTING DESCRIPTION

⊙	FOUND PLASTIC CAP [12247 ES]
○	MANHOLE
○	BARRIER POST
▨	BUILDING
▨	CONCRETE
---	CONTOUR
+	CONTROL POINT
△	CURB STOP
---	CURB & GUTTER
---	EDGE OF ASPHALT
□	ELECTRICAL BOX
---	FENCE - CHAIN LINK
⊙	GAS METER
→	GUY WIRE
▨	INLET
✱	LIGHT POLE
---	OVERHEAD ELECTRIC
---	OVERHEAD COMMUNICATIONS
⊙	POWER POLE
▨	RETAINING WALL
▨	COMMUNICATIONS RISER
⊙	TRAFFIC SIGN
⊙	TREE - DECIDUOUS
---	GAS
---	SANITARY SEWER
---	STORM DRAIN
---	UNDERGROUND COMMUNICATIONS
---	WATERLINE
⊙	VALVE
⊙	WINDOW WELL

NOTES

1. THE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN BASED ON MARKS PLACED BY ONE-CALL UTILITY LOCATORS AND CITY OF BOZEMAN GRID MAPS.
2. THE ELEVATIONS SHOWN ARE ON THE CITY OF BOZEMAN VERTICAL DATUM BASED ON BENCHMARK 105, THE TOP OPERATING NUT OF A FIRE HYDRANT AT THE NW CORNER OF 3RD AVENUE AND MENDENHALL STREET, WITH AN ELEVATION OF 4792.59.
3. THE PROPERTY LINES SHOWN ARE FROM CERTIFICATE OF SURVEY NO. C-1-F.
4. NO EASEMENTS WERE FOUND FOR THE UTILITIES ON THE EAST SIDE OF THE ARMORY BUILDING.
5. SPOT ELEVATIONS ON FINISHED FLOOR OF THE ARMORY BUILDING ARE ON THE CONCRETE SILL AT THE APPROXIMATE CENTER OF DOORWAYS.
6. THE ARMORY BUILDING TRACT MAY BE SUBJECT TO TERMS IN THE DEED RECORDED IN BOOK 84, PAGE 169.

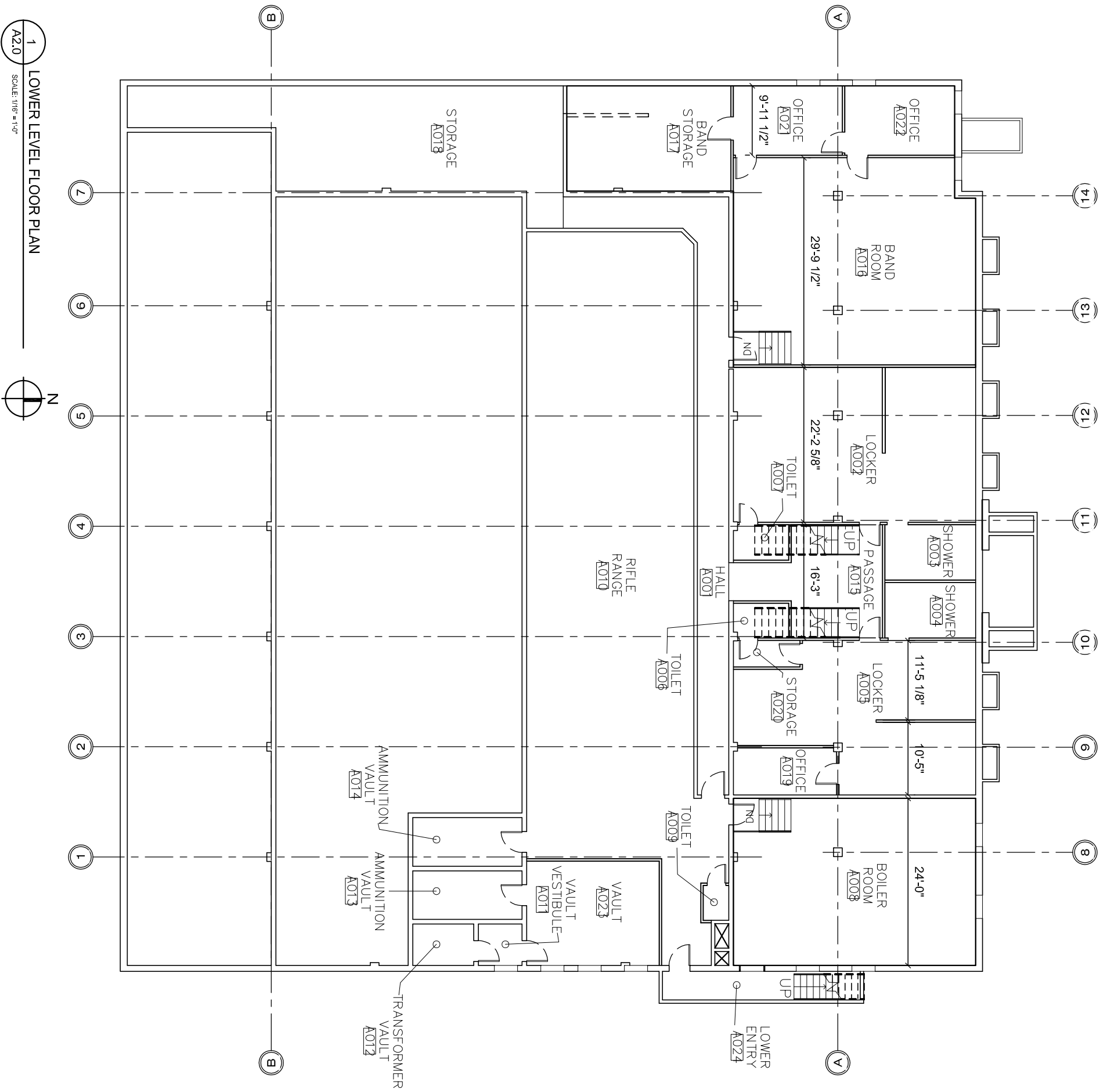
EXISTING TOPOGRAPHY OF ARMORY  
BOZEMAN, MONTANA

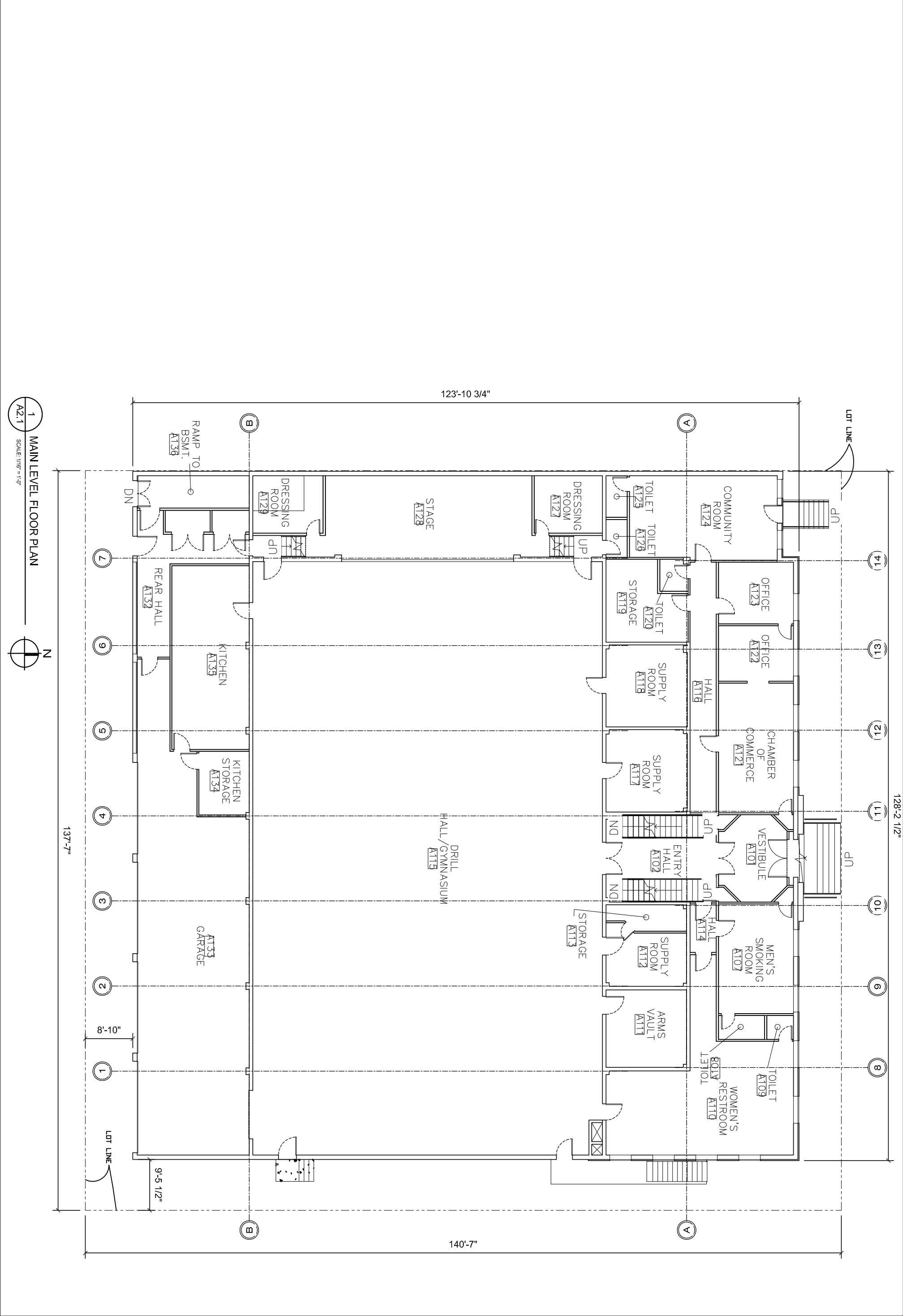
PROPERTY DESCRIBED IN DOC. 2144290 & FILM 202, PAGE 1603  
IN BLOCK A OF W.H. TRACY'S FIRST ADDITION

DRAWN BY: SA  
DESIGNED BY:  
QUALITY CHECK:  
DATE: 10/8/07  
JOB NO. B07-088  
FIELDBOOK 145/60

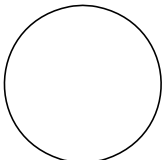
REVISIONS  
BY: DATE  
DESCR: DATE

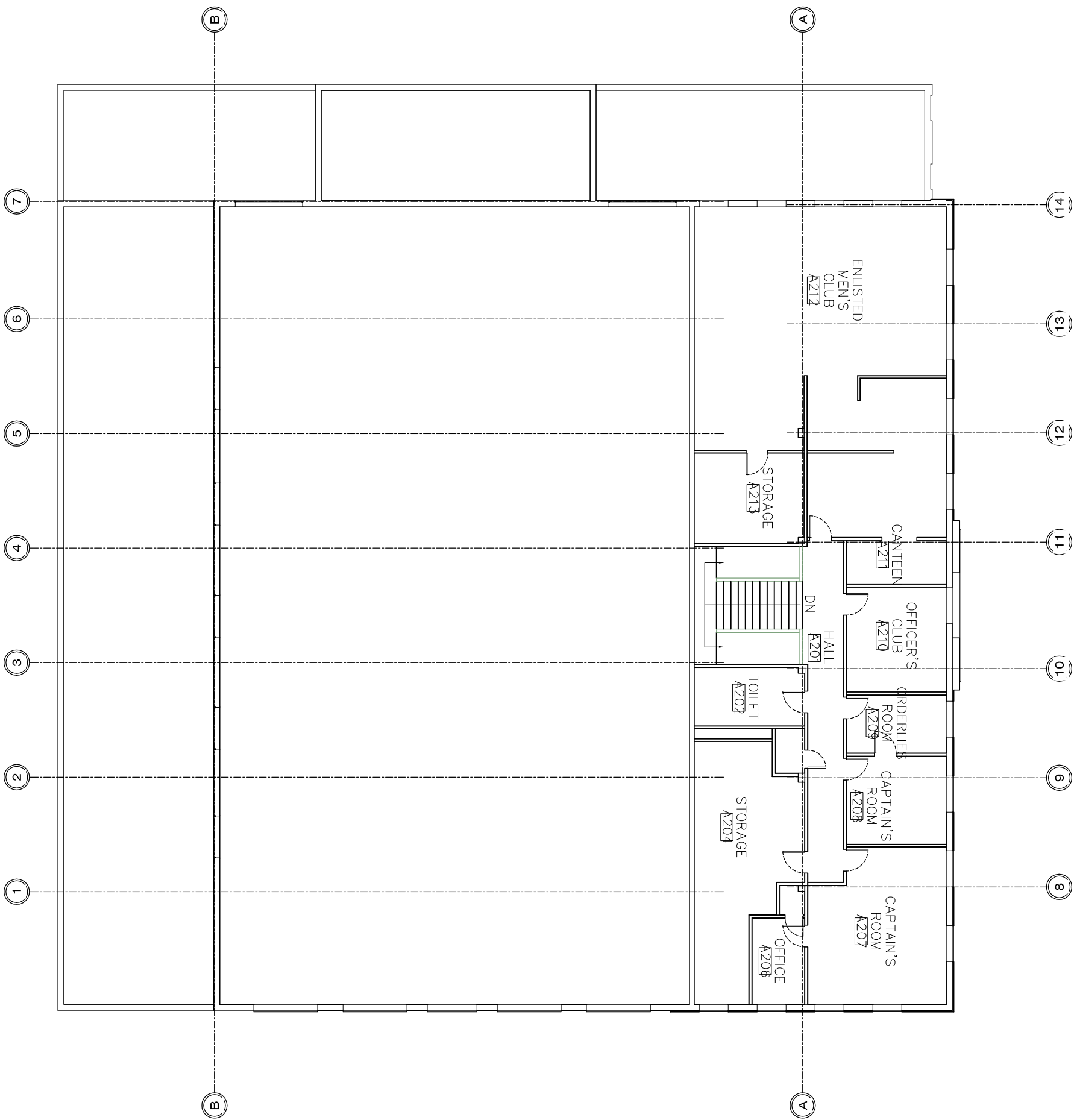
THOMAS, DEAN & HOSKINS, INC.  
ENGINEERING CONSULTANTS  
GREAT FALLS - BOZEMAN - HELENA  
SPOKANE - LEWISTON  
MONTANA  
WASHINGTON  
IDAHO





1 MAIN LEVEL FLOOR PLAN  
A2.1 SCALE: 1/16" = 1'-0"







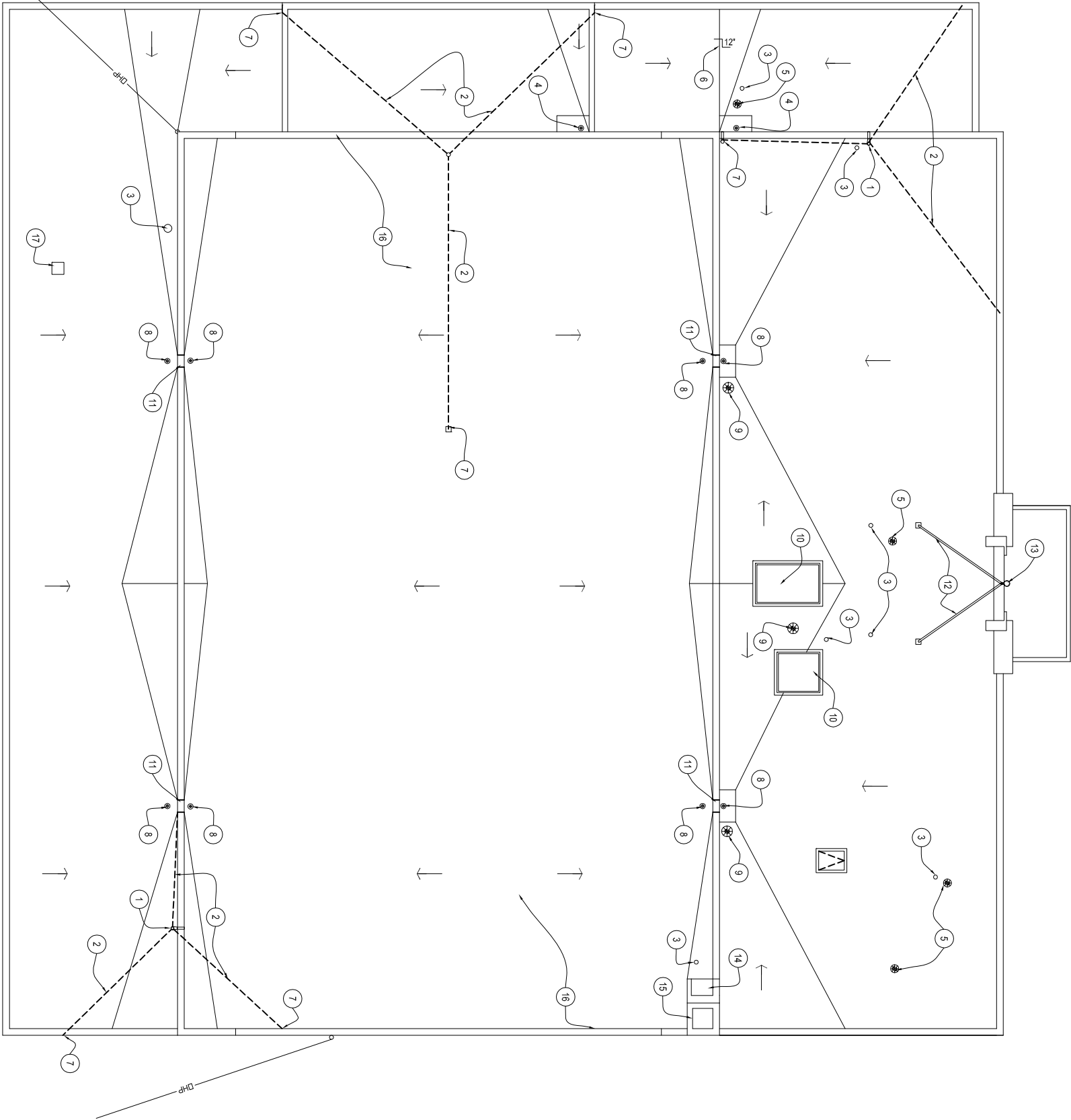
GENERAL NOTES

- A DIMENSIONS ARE TO F.O. STUD. F.O. CONCRETE, CENTERLINE OF COLUMN OR CENTERLINE OF DOOR & WINDOW OPENINGS
- B CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB SITE CONDITIONS BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT
- C USE WRITTEN DIMENSIONS, DO NOT SCALE DRAWINGS. WHERE NO DIMENSION IS PROVIDED CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- D CONTRACTOR IS TO COORDINATE LOCATION & INSTALL ADEQUATE BLOCKING FOR ALL OWNER AND CONTRACTOR SUPPLIED EQUIPMENT
- E ALL MATERIAL AND FINISHES ARE TO BE AS SPECIFIED OR PRE-APPROVED EQUAL.
- F INSTALL JOINT SEALANT AT ALL EXTERIOR JOINTS IN VERTICAL AND HORIZONTAL SURFACES AS PER ASTM C 1193 AS RECD TO INHIBIT RAINWATER INTRUSION AND/ OR WIND INFILTRATION.
- G PROVIDE ADEQUATE FLASHING & SEALANT TO ENSURE A WATER TIGHT ROOF SYSTEM.
- H -

KEYED NOTES

(THIS SHEET ONLY)

- 1 (E) ANTENNA W/ STL. BRACKET TO PARAPET.
- 2 (E) STEEL GUIDE WIRE.
- 3 (E) ROOF PENETRATION PLUMBING VENT.
- 4 (E) 3" ROOF DRAIN.
- 5 (E) 6" ROOF PENETRATION, MECHANICAL VENT.
- 6 (E) STEP IN ROOF.
- 7 (E) STEEL BRACKET FOR GUIDE WIRE.
- 8 (E) 5" ROOF DRAIN.
- 9 (E) 12" ROOF PENETRATION, MECHANICAL VENT.
- 10 (E) SKYLIGHT
- 11 (E) OVERFLOW SQUEPPER
- 12 (E) STEEL TUBE BRACE
- 13 (E) 8" DIA. STEEL FLAG POLE
- 14 (E) MECHANICAL VENT HOOD
- 15 (E) CHIMNEY
- 16 ARCHED ROOF & PARAPET
- 17 (E) 17" CURB W/ SHFT. MTL. CAP
- 18 -



1 ROOF PLAN

A2.3

SCALE: 1/16" = 1'-0"



3825 Valley Commons Drive #3, Bozeman, Montana  
406.585.4161 ph 406.585.6919 fax

ARMORY AS-BUILT  
Bozeman, Montana

CONCEPT  
DRAWINGS

ROOF  
PLAN

A2.3

NOV 29, 2011

REV: -





Hawk soccer squads  
ready to kick off  
state tournament

SPORTS

YELLOWSTONE BISON  
RELOCATION TALKS  
MOVE FORWARD

BIG SKY



BOZEMAN DAILY  
CHRONICLE



THURSDAY, OCTOBER 27, 2011

DAILYCHRONICLE.COM | 75¢

Lawmakers tout plans to cut deficit

By CARLY FLANDRO  
Chronicle Staff Writer

Tester, Rehberg draft legislation to trim U.S. debt  
while supercommittee holds public hearing

Two Montana legislators announced this week that they've drafted legislation to cut the deficit by billions of dollars. U.S. Rep. Denny Rehberg, R-Mont., is proposing to rescind three new government programs established by President Barack Obama's health care plan. U.S. Sen. Jon Tester, D-Mont., wants to save money by closing outdated foreign military bases. Both pieces of legislation are coming out as the so-called supercommittee, a bipartisan group of 12 legislators, seeks to reduce the deficit by at least \$1.2 to

\$1.5 trillion before its Nov. 23 deadline. Wednesday morning, the supercommittee held a public hearing and discussed questions and concerns with Douglas Elmendorf, director of the Congressional Budget Office. Sen. Patty Murray, D-Wash., said she is "confident that we are making progress." Murray, co-chair of the committee, also noted the amount of feedback the supercommittee is receiving from the public

— 185,000 people have provided input on cutting the deficit. Lawmakers from across the country, including those in Montana, are also making their ideas known. Rehberg's legislation to cut Obama's programs was originally presented via letter to the supercommittee. Now he's seeking to make his suggestions law and estimates they could save taxpayers nearly \$1.3 trillion in the next decade.

"We can't afford these incredibly expensive new programs when we are struggling to find ways to fund and save the existing programs like Social Security and Medicare," he said. He wants to block the expansion of Medicaid income eligibility and the creation of health insurance premium subsidies, "primarily in the form of refundable tax credits, for certain individuals and families with earnings up to 400 percent of the federal poverty level and generally with no employer-sponsored insurance plan," according to a news release from Rehberg's office.

More DEFICIT | A10

Bank prepares Armory for sale



ERIK PETERSEN/CHRONICLE

A pedestrian strolls by the Armory building on West Mendenhall Street, Wednesday. Last year, the Armory's former owners gave it back to the mortgage holder, First Interstate Bank of Bozeman, making a deal to avoid foreclosure. Now, the bank is trying to clean it up, ready it for sale, and hopefully find a buyer who will turn it into something the community can be proud of.

By AMANDA RICKER  
Chronicle Staff Writer

The inside of Bozeman's National Guard Armory is wet, littered with bird poop and coated with graffiti. "It looks like a B-grade zombie film," said Jerry Pape, a commercial real estate agent trying to sell the 70-year-old U.S. War Department landmark. Built in 1941, the Armory is Bozeman's connection to World War II. The massive structure at 24 W. Mendenhall St. was built in response to Pearl Harbor, with 18-inch concrete walls to accommodate military tanks, a rifle range and a soundproof room.

But despite its combat-ready construction, the Armory appears defeated. It has sat vacant for five years. The roof leaks. Plywood covers the windows. The structure contains asbestos and lead paint. Last year, the building's former owners gave it back to the mortgage holder, First Interstate Bank of Bozeman, making a deal to avoid foreclosure. Now, the bank is trying to clean it up, ready it for sale, and hopefully find a buyer who will turn it into something the community can be proud of.

"We're going to be particular about who we sell it to because we want something nice to happen there," said Matt Johnson, branch manager of the local First Interstate office. The Montana National Guard occupied the Armory until 2003. That year, the guard built a new facility out by Gallatin Field — just in time for troops deploying to Iraq. "When I came to town, there was military trucks" outside the downtown Armory, said Chris Naumann, executive director of the Downtown Bozeman Partnership. He moved to Bozeman in 1994.

"There was razor wire around the top of a fence outside," he said. After the Armory was no longer needed as a fortress, the state sold it to the city of Bozeman. The city turned around and sold it to a developer in 2003 for \$815,000. The developer intended to incorporate the Armory into a downtown performing arts center. The ambitious, more than \$40 million project, was slated to include a theater and hotel. But it never came to fruition. Local developers Thomas Nygard and Michael Libster bought the building in 2004. For a time, it housed a band, a clothing store and a group of artists. But two years later, high heating costs coupled with low revenues caused the two men to close the Armory. In 2007, they applied to the city to demolish and replace the Armory with a four-story building, called The Willson, after Armory designer Fred Willson. The Willson was slated to contain 90,000-square-feet of retail, office and residential space. The proposed modern, eco-friendly building had an earth-covered roof sporting trees, a hot pool and a glass lounge with a bar. Bozeman city commissioners gave the two men permission to tear the Armory down. They said The Willson could be a tremendous opportunity for downtown. But with the recession, toughened lending standards and less demand for new housing, the wrecking ball never swung. Last May, Nygard and Libster gave the Armory to First Interstate through a deed in lieu of foreclosure. The lien on the property at the time was \$1.6 million. The terms of the settlement were not disclosed.

"We're going to be particular about who we sell it to because we want something nice to happen there."

Matt Johnson,  
branch manager of the local  
First Interstate office

retail, office and residential space. The proposed modern, eco-friendly building had an earth-covered roof sporting trees, a hot pool and a glass lounge with a bar. Bozeman city commissioners gave the two men permission to tear the Armory down. They said The Willson could be a tremendous opportunity for downtown. But with the recession, toughened lending standards and less demand for new housing, the wrecking ball never swung. Last May, Nygard and Libster gave the Armory to First Interstate through a deed in lieu of foreclosure. The lien on the property at the time was \$1.6 million. The terms of the settlement were not disclosed.

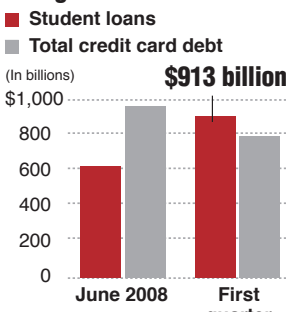
More ARMORY | A10

President  
unveils help  
for student  
loan debt

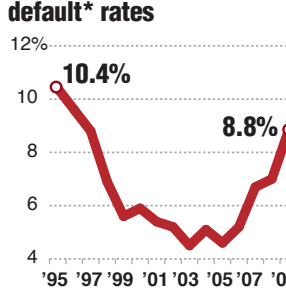
DENVER (AP) — President Barack Obama recalled his struggles with student loan debt as he unveiled a plan Wednesday that could give millions of young people some relief on their payments.

Speaking at the University of Colorado Denver, Obama said that he and his wife, Michelle, together owed more than \$120,000 in law school debt that took nearly a decade to pay off. He said that sometimes he'd have to make monthly payments to multiple lenders, and the debt meant they were not only paying for their own degrees but saving for their daughters' college funds simultaneously. "I've been in your shoes. We did not come from a wealthy family," Obama said to cheers. Obama said it's never been more important to get a college education, but it's also never been more expensive. Obama said his plan will help not just individuals, but the nation, because graduates will have more money to spend on things like buying homes. "Our economy needs it right now and your future could use a boost right now," Obama said. Obama's plan will accelerate a measure passed by Congress that reduces the maximum required payment on student loans from 15 percent of discretionary income annually to 10 percent. He will put it into effect in 2012, instead of 2014. In addition, the White House says the remaining debt would be forgiven after 20 years, instead of 25. About 1.6 million borrowers could be affected.

Rising student debt



Student loan default\* rates



\*Default rate is the percentage of borrowers who enter repayment in a fiscal year and default by the end of the next fiscal year  
MCT  
Source: U.S. Department of Education, The College Board, FinAid.org  
Graphic: Tom Reiniken, Khang Nguyen, Matt Moody, Los Angeles Times

More LOANS | A10

INSIDE

College costs rise as states slash budgets  
PAGE A2

TODAY'S WEATHER  
Partly sunny skies  
PAGE A10

HIGH 41  
LOW 22

INSIDE

OPINION ..... A6  
SPORTS ..... B1

OUTDOORS ..... B6  
BIG SKY ..... C1  
DEATHS ..... C2

POLICE REPORTS... C2  
REGION ..... C3  
MARKETS ..... C6

COMICS ..... D1  
TV LISTINGS ..... D2  
CLASSIFIEDS ..... D3

PRINTED ON RECYCLED PAPER





Bozeman 7-Day Forecast

Today

Partly sunny.  
Chance of precip: 5%

41° 22°

Friday

Some sun, then clouds.  
Chance of precip: 0%

54° 25°

Saturday

Breezy with times of clouds and sun.

52° 24°

Sunday

Partly sunny, breezy and not as cool.

59° 30°

Monday

Cooler with a couple of showers possible.

50° 29°

Tuesday

A shower possible; colder in the afternoon.

46° 19°

Wednesday

Mostly sunny.

50° 24°

Regional Weather

Shown is today's weather. Temperatures are today's highs and tonight's lows.

Forecasts and graphics provided by AccuWeather.com ©2011

Almanac

Information taken at MSU Bozeman ending at 4 p.m. yesterday

Temperature:

High 44°  
Low 19°  
Normal high 55°  
Normal low 29°  
Record high 75°/1922  
Record low 10°/1919

Precipitation:

24 hours through 6 p.m. 0.00"  
Month to date 1.66"  
Normal month to date 1.49"  
Year to date 16.37"  
Normal year to date 17.36"  
Normal for year 19.29"

Information taken at Bozeman Airport ending at 6 p.m. yesterday

Temperature:

High 43° at 5:00 p.m.  
Low 17° at 7:00 a.m.  
Normal high 57°  
Normal low 28°  
Record high 73°/1960  
Record low 11°/2002

Precipitation:

24 hours through 6 p.m. 0.00"  
Month to date 0.83"  
Normal month to date 0.95"  
Year to date 10.18"  
Normal year to date 12.67"  
Normal for year 14.71"

UV Index Today

The higher the AccuWeather.com UV Index™ number, the greater the need for eye and skin protection. Shown are values for today. 0-2, low; 3-5, moderate; 6-7, high; 8-10, very high; 11+, extreme

Area Summary

High pressure will provide a chilly day across the region today with a partly sunny sky. Tonight will be mostly clear and cold. Friday will be a chilly day with clouds and some sunshine. Saturday will be breezy with intervals of clouds and sunshine.

Regional Cities

For the 24 hour period ending at 5 p.m.

City	Yest. Hi/Lo/Prc.	Today Hi/Lo/W	City	Yest. Hi/Lo/Prc.	Today Hi/Lo/W
Belgrade	43/18/0.00	42/16/pc	Havre	49/20/0.00	47/18/pc
Big Sky	40/11/0.00	41/22/pc	Helena	49/19/0.00	46/24/pc
Billings	46/28/0.00	48/24/pc	Kalispell	45/19/0.00	47/19/pc
Butte	48/17/0.00	43/13/pc	Livingston	46/17/7	42/14/pc
Dillon	44/13/0.00	35/16/pc	Manhattan	45/18/0.00	44/23/pc
Ennis	42/14/0.00	45/24/pc	Miles City	49/27/0.00	51/24/pc
Glasgow	49/22/0.01	46/22/pc	Missoula	46/21/0.00	48/19/pc
Glendive	46/27/0.00	49/22/pc	Three Forks	47/19/0.00	46/23/pc
Great Falls	47/24/0.00	46/24/pc	W. Ystone	40/10/0.00	45/22/s

Weather (W): s=sunny, pc=partly cloudy, c=cloudy, sh=showers, t=thunderstorms, r=rain, sf=snow flurries, sn=snow, l=ice, Prc=Precipitation, T=trace.

RealFeel Temperature®

The patented AccuWeather.com RealFeel Temperature is an exclusive index that combines the effects of temperature, wind, sunshine intensity, cloudiness, precipitation, pressure and elevation on the human body - everything that affects how warm or cold a person feels. Shown are the highest and lowest values for each day.

Tod. 36

Fri. 44

Sat. 46

Sun. 56

Mon. 46

Tue. 40

15

5

14

18

16

7

Th

F

Sa

Su

M

Tu

W

Last week's temperatures

Normal high temperatures

Normal low temperatures

Road Conditions: 1-800-226-7623

River/Station	Flood stage	4 p.m. yest.	24-hr chg
<b>Gallatin River</b>			
Near Gallatin Gateway	6	1.65	-0.04
<b>Jefferson River</b>			
Near Twin Bridges	9	4.39	-0.05
<b>Madison River</b>			
Below Ennis Lake	-	2.87	-0.11
<b>Missouri River</b>			
At Toston	10.5	5.06	-0.05
<b>Yellowstone River</b>			
Near Livingston	8.5	2.06	+0.01

National Weather

City	Today Hi/Lo/W	Tomorrow Hi/Lo/W
Albuquerque	55/41/pc	61/42/s
Anchorage	38/32/s	39/31/c
Atlanta	75/52/pc	61/41/r
Baltimore	65/42/r	58/37/pc
Bismarck	51/25/pc	48/22/pc
Boise	51/34/s	57/41/pc
Boston	48/36/r	48/34/pc
Charleston, SC	80/60/pc	70/49/c
Cheyenne	50/23/s	52/31/s
Chicago	53/37/pc	54/37/pc
Cincinnati	52/34/r	54/36/pc
Cleveland	48/33/r	49/36/s
Dallas	56/45/r	64/42/s
Denver	50/26/s	57/33/s
Flagstaff	53/25/s	59/25/s
Honolulu	85/72/pc	84/72/pc
Houston	78/53/t	68/46/pc
Indianapolis	50/36/pc	56/38/pc
Kansas City	54/36/s	62/34/s
Las Vegas	65/52/s	72/56/s
Los Angeles	80/56/s	84/56/s
Louisville	54/40/r	57/39/pc
Miami	85/76/t	86/73/t
Minneapolis	51/35/pc	50/31/pc
New Orleans	83/59/pc	71/50/r
New York	56/39/r	51/40/pc
Omaha	54/31/s	55/29/s
Orlando	87/69/pc	83/69/t
Philadelphia	61/39/r	53/39/pc
Phoenix	79/58/s	85/62/s
Pittsburgh	48/30/r	48/34/pc
Portland, OR	59/40/pc	60/47/r
St. Louis	58/40/pc	60/37/s
Salt Lake City	47/30/s	53/38/s
San Diego	74/56/s	77/57/s
San Francisco	71/49/s	71/51/s
Seattle	52/39/pc	54/43/r
Spokane	47/28/pc	54/36/c
Topeka	56/32/s	61/32/s
Washington, DC	66/42/r	54/39/pc

Weather Trivia™

Q: What type of weather brought the Frankenstein monster to life?

A: Lightning.

Sun and Moon

Sunrise today 7:56 a.m.

Sunset today 6:19 p.m.

Sunrise tomorrow 7:58 a.m.

Sunset tomorrow 6:18 p.m.

Moonrise today 9:11 a.m.

Moonset today 6:43 p.m.

Moonrise tomorrow 10:27 a.m.

Moonset tomorrow 7:34 p.m.

First Nov 2

Full Nov 10

Last Nov 18

New Nov 24

World Cities

Shown are noon positions of weather systems and precipitation. Temperature bands are highs for the day. Forecast high/low temperatures are for selected cities.

Weather (W): s=sunny, pc=partly cloudy, c=cloudy, sh=showers, t=thunderstorms, r=rain, sf=snow, fl=flurries, sn=snow, l=ice.

SPRING CREEK INN

Memory Care. Respite & Hourly Stays

www.springcreekinnmontana.com • (406) 586-0074

Armory/

Pape is now trying to mitigate liabilities on the property — such as fixing the roof, which is estimated to cost as much as \$250,000, he said.

The bank has also commissioned an environmental assessment on the structure, which Pape said came back with no major issues.

“Structurally speaking, (the Armory) is fit as a fiddle,” Pape said.

First Interstate has had the Armory appraised three times, Johnson said. But the amounts vary, and he’s not sure they still apply in today’s market. He declined to cite the figures.

He said he was surprised to see that a city parking lot one block west of the Armory was recently valued at \$1.5 million.

Pape said there are three possibilities for the Armory: finding an individual buyer, figuring out a way for a community association to take it over, and demolishing the building and selling the property as a flat, construction-ready site.

“The ultimate fate of the building is really in the hands of the private sector — the owners,” Naumann said. “It’s got to be feasible to save the building and remodel it to the point where it can have a continued useful life.”

And the battle-hardened building could be a tough sell.

A representative for the previous owners told the City Commission in 2007 that there is no useful life in the mechanical or electrical systems. He said retail stores wouldn’t fit in the building. Under the existing structure, the ceiling height in the shops would be less than 8 feet tall.

Naumann said people have suggested a lot of ideas for the Armory.

“People are trying to brainstorm positive things that could happen,” he said.

It’s been suggested that Montana State University’s College of Business could use the building for a satellite location.

Maybe the Armory could be a movie theater, restaurant and pub — like McMenamins in Portland, Ore.

Or, perhaps it could house a convention center or youth center.

“There’s a lot of challenges — not that they couldn’t be overcome — but it’s not a turn-key building,” Naumann said. “It’s going to require significant investment above and beyond just securing the integrity of the ceiling and so forth.”

Pape said he hopes to have the building ready for potential buyers to walk through next spring.

“Something really neat could be done in that spot,” Johnson said. “We just need someone to help us come up with a really good idea.”

Johnson and Pape have been talking to the Bozeman Area Chamber of Commerce, city of Bozeman Planning Department and Downtown Bozeman Partnership about development ideas.

“Anybody who will help us get the best outcome on this thing,” Johnson said.

“We’ve had people from the (city) planning office call us and say, ‘Can I help?’” he said. “The city has been really good. I think everyone just wants to see it become something.”

Deficit/

The third program he would cut is the Community Living Assistance Services and Supports Act. The Department of Health and Human Services recently abandoned it as unsustainable, but it still needs to be repealed so it can’t be resurrected, the news release said.

The CLASS Act would establish a national voluntary insurance program for purchasing community living assistance services and support. According to the White House, it would be a self-funded, long-term care insurance choice, and workers would pay premiums to receive a daily cash benefit if they developed a disability.

Tester’s legislation, which he’s introducing with Sen. Kay Bailey, R-Texas, would close overseas Cold War-era military bases that he says are no longer needed.

“It’s hard to believe that nearly 70 years after World War II, American taxpayers still pay for 268 military installations in Germany and 124 in Japan,” Tester wrote in a news release.

A national fiscal responsibility group has estimated that responsible overseas base closures could save taxpayers \$8.5 billion through 2015.

In a letter to the supercommittee, Tester and Hutchison also asked the supercommittee to cut “wasteful” overseas military construction projects.

“We believe that significant savings can be achieved by dramatically reducing our overseas military presence, halting associated overseas military construction and returning those forces to installations with adequate existing infrastructure in place in the United States,” they wrote in the letter.

The supercommittee’s legislation is due by Nov. 23, when it must identify more than \$1 trillion in deficit reductions to be passed by Congress and the president. If the plan does not pass, \$1.2 trillion in cuts will automatically be made to defense and non-defense programs.

Wednesday, the supercommittee discussed how failing to come up with a plan would have a negative effect on confidence and spending.

Sen. John Kerry, D-Mass., suggested the panel aim to cut a larger sum, such as \$3 trillion, in order to have a more significant impact on the economy.

Sen. Max Baucus, D-Mont., is one of the dozen panelists. The supercommittee’s topic Wednesday was discretionary spending, including defense.

The joint committee has been criticized for holding some of its meetings privately. The Wednesday hearing was its fourth held in public.

Carly Flandro may be reached at 582-2638 or cflandro@dailychronicle.com.

Loans/

He will also allow borrowers who have a loan from the Federal Family Education Loan Program and a direct loan from the government to consolidate them into one. The consolidated loan would carry an interest rate of up to a half-percentage point less than before. This could affect 5.8 million borrowers.

Student loans are the No. 2 source of household debt. The president’s announcement came on the same day as a new report

on tuition costs from the College Board. It showed that average in-state tuition and fees at four-year public colleges rose \$631 this fall, or 8.3 percent, compared with a year ago. Nationally, the cost of a full credit load has passed \$8,000, an all-time high.

Student loan debt is a common concern voiced by Occupy Wall Street protesters. Obama’s plan could help him shore up re-election support among young voters, an important voting bloc in his 2008 election. But, it might not ease all their fears.

Anna Van Pelt, 24, a graduate student in public health at the University of Colorado Denver who attended the speech, estimates she’ll graduate with \$40,000 in loans. She called Obama’s plan a “really big deal” for her, but said she still worries about how she’ll make the payments.

“By the time I graduate, my interest rate is going to be astronomical, especially when you don’t have a job,” Van Pelt said. “So it’s not just paying the loans back. It’s paying the loans back without a job.”

PROTECT YOUR PLANTS before WINTER

• Tree Wrap & Plastic Tree Protectors

Protect your trees from sun, cold & rodents

• Straw Bales

Mulch your tender perennials

• Wiltproof

Spray this on your evergreens now to protect from winterburn

• Rose Cones

Styrofoam rose protectors

• Deer and Vole Repellants

North 19th at Springhill Road • 587-3406 • www.cashmannursery.com

OPEN MON.-SAT. 8:30-5:30 • SUN. 10:00-5:00

CASHMAN Nursery & Landscaping



Billings, MT • Helena, MT • Missoula, MT • Seattle, WA

201 S. 30th Street  
Billings, Montana 59101  
Phone: 406/245-7766  
FAX: 406/254-1428

September 11, 2007

Mr. Paul Duda  
Bechtel/Slade PC  
307 East Mendenhall  
Bozeman, MT 59715

RE: Letter Report  
Asbestos and Lead-based Paint Inspection  
Willson Armory Building  
34 West Mendenhall, Bozeman, Montana  
Northern Project Number 999-834

---

Dear Mr. Duda:

This letter report provides the summarized results of the asbestos and limited lead-based paint inspection performed by Mark Oliver (MTA-1792) of Northern Industrial Hygiene, Inc. (Northern) on August 15 and 16, 2007. The inspection was performed to identify potential hazardous materials that may be present in the building. This information will be calculated with other factors to help determine the future of the building. This inspection included the interior and the exterior however the roofing materials were assumed to be asbestos-containing to maintain its integrity until such time as those materials may be impacted by future renovation or demolition plans.

### **Overview of Building**

The building is a two-story concrete structure with a partial basement. The roof is flat over all areas except for the gymnasium where it is arched. It was constructed approximately 50 years ago to serve as the local National Guard Headquarters. In recent years the space was used for multiple purposes including theater production. The building is currently vacant. There is approximately 29,239 square feet of interior space.

Typical interior building materials include concrete, 9"x9" tile, 9"x18" tile, 12"x12" tile, poured and carpet finished floors, concrete, concrete masonry unit, plaster, 1'x1' acoustic tile, wood and gypsum board finished walls, concrete, plaster, wood, gypsum board, 1'x1' tile, 16"x32" tile and 2'x4' lay-in panel finished ceilings. Some of the lower walls are finished with either wood base board or vinyl cove base.

Exterior building finish materials consist of concrete walls. The roof is finished with asphalt-based rolled roofing. No insulation is present in the walls or ceilings.

Typical interior painted building components consist of concrete, plaster and gypsum board walls and ceilings, metal window frames and metal piping and metal roof trusses.



Typical exterior painted building components consist of metal window frames.

The building is heated by a gas-fired hot water boiler. Pipes are routed from the basement boiler room horizontally along the concrete ceiling then through the basement ceiling to the first and second floors. Originally all horizontal and vertical (riser) heating (and domestic) piping was exposed however with the addition of dropped ceilings some piping is now hidden above ceilings. Supply and return lines feed cabinet heaters and hanging heaters. The straight run for both the heating and domestic pipe systems is either insulated with Aircell® or fiberglass or in some areas, no insulation is present. The pipe fittings for both the heating and domestic pipe systems are either insulated with a mudded material, plastic covered fiberglass or on some fittings, no insulation is present.

### **Asbestos Overview**

Asbestos is a trade name for a group of fibrous naturally occurring minerals that were used widely in building materials because of its ability to bind, resist chemicals, insulate, and fireproof. Exposure to elevated levels of asbestos fibers has been documented to cause a variety of diseases including asbestosis and cancer. Consequently, the application, removal, and disposal of asbestos-containing materials is regulated by several agencies.

Asbestos in most building materials poses little threat to human health as long as the asbestos fibers are securely bound within the building material. However, as the materials deteriorate because of time or exposure, or are disturbed because of human or other activities, the potential increases for the fibers to become airborne. When this occurs, the risk to human health increases significantly when the fibers are inhaled.

One definition for asbestos-containing building materials (ACBM), found in Environmental Protection Agency (EPA) regulations, (40 CFR, Part 763 - Asbestos Model Accreditation Plan and Section 202, Toxic Substance Control Act) is as follows:

- Friable asbestos-containing material containing more than one percent asbestos, which has been applied on ceilings, walls, structural members, piping, duct work, or any other part of a building, which when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. The term includes non-friable asbestos-containing materials after it becomes damaged, by any means, such that when dry, it may be crumbled, pulverized, or reduced to powder by hand-pressure. This definition also includes flooring materials.

Another definition, found in Occupational Safety and Health Administration (OSHA) regulations, (29 CFR Parts 1910 and 1926) is slightly different as follows:

- Asbestos-containing materials are defined as being any material that contains more than one percent asbestos and also defines certain high-risk materials, which are presumed to contain asbestos, as Presumed Asbestos-containing Materials (PACM). The PACM designation applies to thermal system insulation, sprayed on or troweled on surfacing material and debris where such material is present. The PACM terminology was added to ensure compliance with the hazard communication provisions of the laws and specifically for buildings constructed prior to 1980.

### **Lead-Based Paint Overview**

Lead is found in the paint on the inside and outside of many buildings. Most buildings constructed prior to World War II had lead-based paint applied to the interior or exterior surfaces. Some paints introduced up until 1977 contained some level of lead. Regulations enforced by the Consumer Product Safety Commission banned the use of all but small amounts of lead in paints in 1978. However, manufacturers are still allowed to produce paints containing up to 600 parts per million lead.

If the paint which contains lead is in poor or damaged condition, persons working or living in the area can be exposed to small paint chips or lead-containing dust. Exposure can also result from construction, demolition, repair and refinish (sanding) operations or from the torch cutting or burning of painted materials.

Exposure to the lead can also occur as a result of hobbies or sports. Individuals who work with lead while making stained glass or while melting lead to make sinkers or bullets, or individuals that reload ammunition are all exposed to varying levels of lead.

### **Inspection Procedures**

#### ***Asbestos Sampling Procedures***

The asbestos survey was performed using the applicable portions of the currently recognized standard protocol developed for schools under AHERA, as promulgated in Title 40, Code of Federal Regulations (40 CFR), Part 763 and as amended in the Federal Register. Since the primary concern for this investigation was to identify potential asbestos hazards in the entire building, Northern representatives visually inspected existing conditions considering each construction, addition, or renovation date as separate, unique buildings, if applicable.

#### ***Laboratory Analysis of Bulk Asbestos Samples***

Bulk samples obtained during the inspection were assigned bulk sample numbers and



entered on sample summary/chain-of-custody forms. The samples were transported to the laboratory by overnight courier under standard chain-of-custody procedures. The analysis was performed in accordance with EPA Interim Method 600/M4-82-020, which employs polarized light microscopic techniques with dispersion staining for identification of mineral forms of asbestos. The quantification of asbestos in the sample is intended to be an estimate only and the limit of detection for this method is approximately 1% by volume.

### **Lead-Based Paint**

Testing of the painted surfaces was limited to the collection of paint-chip samples from the four main painted building components; metal window frames, plaster walls and ceilings, metal piping and roof trusses and concrete walls. Laboratory analysis of paint-chip samples was conducted to measure the lead level in paint on these building components.

For labeling and definition purposes in this report, the term lead-based paint means paint or other surface coatings that contain lead equal to or greater than 1.0 mg/cm<sup>2</sup>.

This definition is utilized by the Department of Housing and Urban Development (HUD) and does not specifically apply to exposure concerns under the Occupational Safety and Health Administration (OSHA). Because OSHA does not recognize a threshold of lead content in paint for personnel exposure concerns, the definition of lead-based paint in this report should be used only to discriminate paint with relatively high lead content from paint with relatively low lead content.

### **Inspection Findings**

#### ***Asbestos***

A total of 29 building materials suspected to contain asbestos were identified in the structure. Upon closer inspection one material, the vinyl cove base with white adhesive, was determined not to be suspect for the presence of asbestos. Two materials, the rolled roofing and the silver roof flashing, were assumed to be asbestos-containing rather than compromise the integrity of the roof system.

The remaining 26 materials were sampled following sample collection requirements outlined under the EPA, AHERA legislation and State of Montana regulations. Laboratory results revealed that 13 of the sampled materials contain asbestos. The materials confirmed to contain asbestos are:

- F3.1 9" by 9" Red with tan streaks floor tile and black mastic,
- F3.2 9" by 9" Oliver with tan streaks floor tile and black mastic,
- F3.3 9" by 9" Tan and brown blotches floor tile and black mastic,

F3.4 9" by 9" Tan with dark streaks floor tile and black mastic,  
F4.1 9" by 18" Dark brown floor tile and black mastic,  
M4.1 Transite® (cement asbestos board) wall panel,  
M16.1 1/8" thick poured flooring material and black mastic,  
T2.1 Mudded fitting insulation on heating system lines,  
T2.2 Mudded fitting insulation on domestic system lines,  
T3.1 Aircell® straight run pipe insulation on heating lines,  
T3.2 Aircell® straight run pipe insulation on domestic lines,  
T5.1 Mudded water tank blanket insulation, and  
T7.1 Mudded boiler breeching insulation.

As stated above the materials assumed to contain asbestos are:

M1.1 Rolled roofing, and  
M1.2 Silver roof flashing.

For additional information refer to Tables 1 and 2 and the attached laboratory report.

### ***Lead-Based Paint***

This inspection focused on identifying general painted building components on the interior and exterior of the building and performing testing of these components in various locations throughout the facility.

Four painted interior and exterior building components were identified. Those materials consist of assorted color paint on concrete walls, assorted color paint on plaster walls and ceilings, assorted color paint on metal window frames and white paint on metal piping. Lead was detected in the painted building components tested. The concentrations ranged, from a low of 100 parts per million (ppm) (concrete walls) to a high of 88,500 ppm on the metal window frames. The plaster walls tested at 13,500 ppm and the metal pipes at 270 ppm.

Reference Table 3 for a description of identified and sampled painted building components and laboratory analysis results of the paint chip samples.

### **Conclusions and Recommendations**

#### ***Asbestos***

Asbestos was confirmed to be present in 13 of the suspect materials and assumed two be present in two materials (rolled roofing and silver roof flashing). If future renovation plans will impact any of the materials or if the building is demolished the removal of these

Mr. Paul Duda  
Hazardous Materials Inspection  
Willson Armory Building  
Bozeman, Montana  
September 11, 2007  
Page 6

asbestos-containing materials is required. Northern recommends that an accredited asbestos abatement contractor be retained to perform the work.

### ***Lead-Based Paint***

Lead in paint was identified during this inspection.

Exposure to lead dust or fumes can result from construction, demolition, repair and refinish (sanding) operations or from the torch cutting or burning of painted materials. The lead-based paint painted components identified at the facility are in intact condition. While no immediate concerns are noted for these components, renovation work can cause an impact on their condition and therefore their hazard potential. If any of the identified lead-based paint painted components will be impacted Northern recommends that the components or the paint be removed by an abatement company whose workers have received proper lead awareness training.

### **Limitations**

This asbestos and lead-based paint inspection survey report was prepared based on information obtained during our on-site observations and interpretation of the laboratory results of bulk samples of building materials collected during the survey. The conclusions of this report are professional opinions based solely upon review of previously collected data, our visual site observations and interpretations of laboratory analyses and field data as described in our report.

This report has been prepared to provide information concerning the various types and estimated quantities of hazardous materials present at this site. It includes only those materials that were visible and accessible at the time of our inspection. We did not remove any permanent building enclosures or disassemble any equipment.

This inspection and report is intended to identify asbestos-containing materials and lead-based paint building components. It is not intended to be used for the purpose of obtaining bids for its removal by abatement contractors. The scope of services performed by Northern may not be appropriate to satisfy the needs of other users, and any use or re-use of this document, or the findings presented herein, is at the sole risk of the user.

Our opinions are intended exclusively for use by Bechtel/Slade PC. The opinions presented herein apply to the site conditions existing at the time of our investigation. Therefore, our opinions and recommendations may not apply to future conditions that may exist at the site that we have not had the opportunity to evaluate.

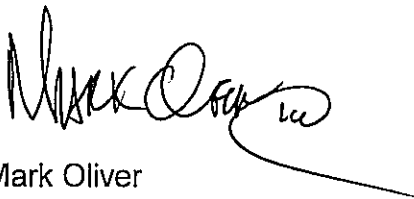
We trust this summary report provides sufficient information for planning purposes.

Mr. Paul Duda  
Hazardous Materials Inspection  
Willson Armory Building  
Bozeman, Montana  
September 11, 2007  
Page 7

It was a pleasure to assist you with this project. Please call if you have any questions on our report, or if you need any additional assistance.

Respectfully submitted,

NORTHERN INDUSTRIAL HYGIENE, INC.

A handwritten signature in black ink, appearing to read 'Mark Oliver', with a stylized flourish extending from the end.

Mark Oliver  
Environmental Technician

Review by

A handwritten signature in black ink, appearing to read 'Kevin Oliver', with a stylized flourish extending from the end.

Kevin Oliver PE

Attachments:      Tables 1-4  
                         Asbestos Laboratory Analysis Report  
                         Lead Laboratory Analysis Report  
                         Inspector Credentials  
                         Invoice

**TABLE 1**  
**SUMMARY OF MATERIALS SUSPECTED TO CONTAIN ASBESTOS**  
**AND LABORATORY RESULTS**  
**WILLSON ARMORY**  
**BOZEMAN, MONTANA**

Material Number	Material Description	Laboratory Results
F2.1	12"x12" Floor tile - white with gray steaks with yellow adhesive	All layers ND
F2.2	12"x12" Floor tile - gray with yellow adhesive	All layers ND
F3.1	9"x9" Floor tile - red with tan steaks with black mastic	Tile 5% / Mastic 5% Chry
F3.2	9"x9" Floor tile - olive with tan steaks with black mastic	Tile 5% / Mastic 5% Chry
F3.3	9"x9" Floor tile - tan and brown blotches with black mastic	Tile 2% / Mastic 3% Chry
F3.4	9"x9" Floor tile - tan with dark steaks with black mastic	Tile 3% / Mastic 3% Chry
F4.1	9"x18" Floor tile - dark brown with black mastic	Tile 5% / Mastic 3% Chry
M1.1	Rolled roofing material (assumed asbestos)	NS
M1.2	Silver roof flashing (assumed asbestos)	NS
M3.1	Gypsum board, tape, joint compound wall and ceiling finish	All layers ND
M4.1	Transite® - cement asbestos board	18% Chry
M4.2	Pegboard wall cover	ND
M5.1	2'x4' Lay-in ceiling panel - white with smooth finish	ND
M5.2	2'x4' Lay-in ceiling panel - pinhole and fissure with rough finish	ND
M5.3	2'x4' Lay-in ceiling panel - pinhole and fissure	ND
M5.4	2'x4' Lay-in ceiling panel - knockdown look finish	ND
M6.1	16"x32" Ceiling tile - uniform holes with brown mastic	All layers ND
M6.2	1'x1' Ceiling tile - black glass with brown mastic	Tile ND / Mastic <1% Trem
M7.1	Plaster wall and ceiling finish	All layers ND
M8.1	Caulking around window glass	<1% Chry
M12.1	4" vinyl cove base with brown mastic	Vinyl ND / Mastic <1% Trem
M12.2	4" vinyl cove base with white adhesive (not suspect)	NS
M16.1	1/8" Thick poured floor finish over black mastic	3% Chry
M16.2	12" Wide vinyl stair runner with brown mastic	Vinyl ND / Mastic <1% Chry
T2.1	Mudded fitting insulation on heating system lines	5% Chry / 20% Trem
T2.2	Mudded fitting insulation on domestic system lines	5% Chry / 20% Trem
T3.1	Aircell® straight run pipe insulation on heating lines	25% Chry
T3.2	Aircell® straight run pipe insulation on domestic lines	20% Chry
T5.1	Mudded water tank blanket insulation	18% Chry
T7.1	Mudded boiler breeching insulation	15% Chry

NS = Material Not Sampled  
ND = No Asbestos Detected  
Trem = Tremolite Asbestos  
Chry = Chrysotile Asbestos  
Amo = Amosite Asbestos

**TABLE 2**  
**SUMMARY OF CONFIRMED OR ASSUMED ASBESTOS-CONTAINING MATERIALS**  
**AND RECOMMENDED RESPONSE ACTION**  
**WILLSON ARMORY**  
**BOZEMAN, MONTANA**

Material Number	Material Description	NESHAP Category	Recommended Response Action
F3.1	9"x9" Floor tile - red with tan streaks with black mastic	I	Abate prior to renovation or demolition
F3.2	9"x9" Floor tile - olive with tan streaks with black mastic	I	Abate prior to renovation or demolition
F3.3	9"x9" Floor tile - tan and brown blotches with black mastic	I	Abate prior to renovation or demolition
F3.4	9"x9" Floor tile - tan with dark streaks with black mastic	I	Abate prior to renovation or demolition
F4.1	9"x18" Floor tile - dark brown with black mastic	I	Abate prior to renovation or demolition
M1.1	Rolled roofing material (assumed asbestos)	I	Sample prior to repair or demolition
M1.2	Silver roof flashing (assumed asbestos)	I	Sample prior to repair or demolition
M4.1	Transite® - cement asbestos board	II	Abate prior to renovation or demolition
M16.1	1/8" Thick poured floor finish over black mastic	RACM	Abate prior to renovation or demolition
T2.1	Mudded fitting insulation on heating system lines	RACM	Abate prior to renovation or demolition
T2.2	Mudded fitting insulation on domestic system lines	RACM	Abate prior to renovation or demolition
T3.1	Aircell® straight run pipe insulation on heating lines	RACM	Abate prior to renovation or demolition
T3.2	Aircell® straight run pipe insulation on domestic lines	RACM	Abate prior to renovation or demolition
T5.1	Mudded water tank blanket insulation	RACM	Abate prior to renovation or demolition
T7.1	Mudded boiler breeching insulation	RACM	Abate prior to renovation or demolition

Category I Nonfriable ACM such as packings, gaskets, resilient floor covering, and asphalt roofing products.

Category II All nonfriable ACM, excluding Category I materials.

RACM Friable ACM; Category I material that has become friable; Category I material that will be subjected to sanding, grinding, cutting, or abrading; or Category II, material that has a high probability of becoming friable.



**TABLE 3**  
**SAMPLED PAINTED BUILDING COMPONENTS and LAB RESULTS**  
**WILLSON ARMORY**  
**BOZEMAN, MONTANA**

Material Number	Building Component	Substrate	Colors (at time of survey)	Material Condition	Laboratory Result (parts per million)
1	Walls and Ceilings	Concrete	White or Blue	Intact	100
2	Walls and Ceilings	Plaster	Multiple Colors	Intact	13500
3	Window Frames	Metal	White or Black	Intact	88500
4	Pipes	Metal	White	Intact/Peeling	270

Lead based paint is defined as any paint with greater than 300 parts per million lead.

**TABLE 4**  
**ASBESTOS ABATEMENT COST ESTIMATE**  
**WILLSON ARMORY**  
**BOZEMAN, MONTANA**

Materials and Related Expenses	Quantity	Unit	Unit Cost	Total Cost
9"x9" and 9"x18" assorted color floor tile with black mastic	2970	SF	\$3.00	\$8,910
9"x9" and 9"x18" floor tile with black mastic under carpet	1470	SF	\$3.50	\$5,145
9"x9" and 9"x18" floor tile with black mastic under wood	925	SF	\$4.50	\$4,163
Poured floor finish with black mastic	200	SF	\$7.00	\$1,400
Transite® (cement asbestos board) wall panel	64	SF	\$5.00	\$320
Mudded fitting insulation on domestic and heating lines	75	EA	\$25.00	\$1,875
Aircell® straight run pipe insulation on heating & domestic lines	970	LF	\$20.00	\$19,400
Mudded water tank blanket insulation	120	SF	\$20.00	\$2,400
Mudded boiler breeching insulation	85	SF	\$20.00	\$1,700
Rolled roofing finish material	15200	SF	\$2.50	\$38,000
Silver roof flashing material (included in above)	0	SF	\$3.00	\$0
Asbestos Waste Disposal	120	YD	\$35.00	\$4,200
Misc. Supplies (@ 5 % of job) (includes signs, plastic sheet, bags, tyvek, etc)				
Asbestos Removal Permit (If Applicable)	1	EA		\$2,652
<b>Asbestos Abatement Estimate</b>				<b>\$70,547</b>

**Northern Analytical Laboratories, Inc.**

Page 2

Client Name: NORTHERN INDUSTRIAL HYGIENE, INC.

Project No.: 999-834

Project Name: WILLSON ARMORY

Collected by: MARK OLIVER

Date Received: 08/17/2007

Matrix: PAINT CHIP

Order No.: 2007080155

Sample Number	Description	Date Collected	Measured Value	Test Units	Test Method	PQL Value	Date of Analysis
---------------	-------------	----------------	----------------	------------	-------------	-----------	------------------

**Lead in Paint Chips**

1	CONCRETE WALLS	08/16/2007	100	mg/kg	6010B	50	08/30/2007
2	PLASTER WALLS	08/16/2007	13,500	mg/kg	6010B	50	08/30/2007
3	METAL WINDOW FRAMES	08/16/2007	88,500	mg/kg	6010B	50	09/07/2007
4	METAL PIPES	08/16/2007	270	mg/kg	6010B	50	08/30/2007
5	MATRIX SPIKE OF 2007080155-1	08/16/2007	(2)	mg/kg	6010B	50	08/30/2007
6	MATRIX SPIKE DUPLICATE OF 2007080155-1	08/16/2007	3	mg/kg	6010B	50	08/30/2007
7	METHOD BLANK	---	<0.1	mg/l	6010B	50	08/30/2007
8	LABORATORY CONTROL SAMPLE	---	102	% [86-102]	6010B	50	08/30/2007

**MARK A OLIVER**

has met the requirements of Title 17, Chapter 74.3,  
Subchapter 3, of the Administrative Rules of Montana  
for accreditation in the following asbestos-type  
occupation(s) as indicated by an expiration date(s).

MTA-1792

CS

MP

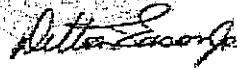
PD

IN

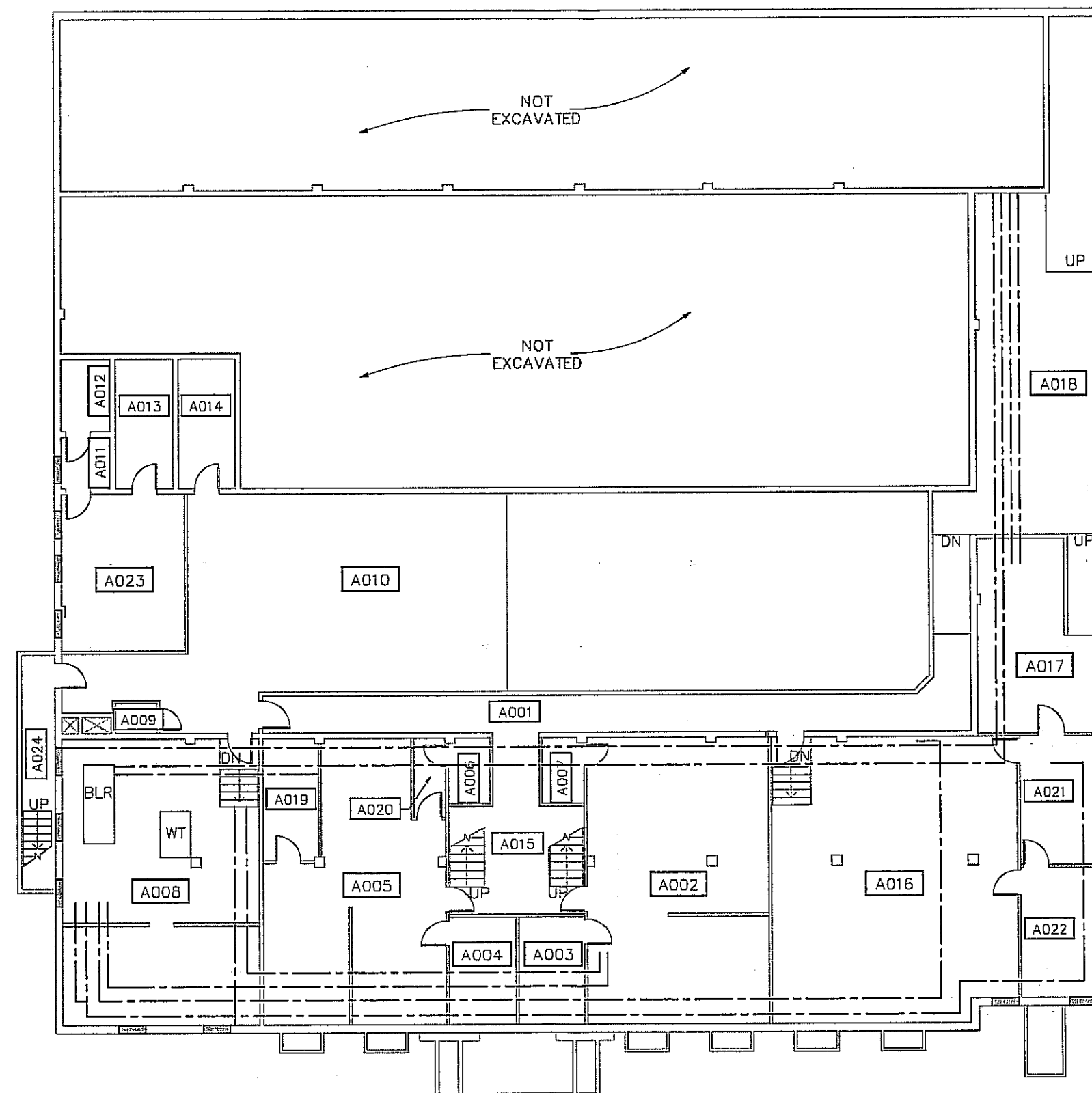
09/16/2007

05/07/2008 01/25/2008

WK



MT DEQ Asbestos Control Program



# L.B.P. SHEET NOTES


1.) CONFIRMED LEAD BASED PAINT MATERIALS NOT SHOWN INCLUDE:

\*WALL AND CEILING PLASTER.

## LBP GRAPHIC LEGEND

 LEAD BASED PAINT ON METAL WINDOW FRAME.

## ACM GRAPHIC LEGEND

 ACM STRAIGHT RUN PIPE INSULATION AND MUDDIED FITTINGS.



BASEMENT PLAN

SCALE: 1/16"=1'-0"



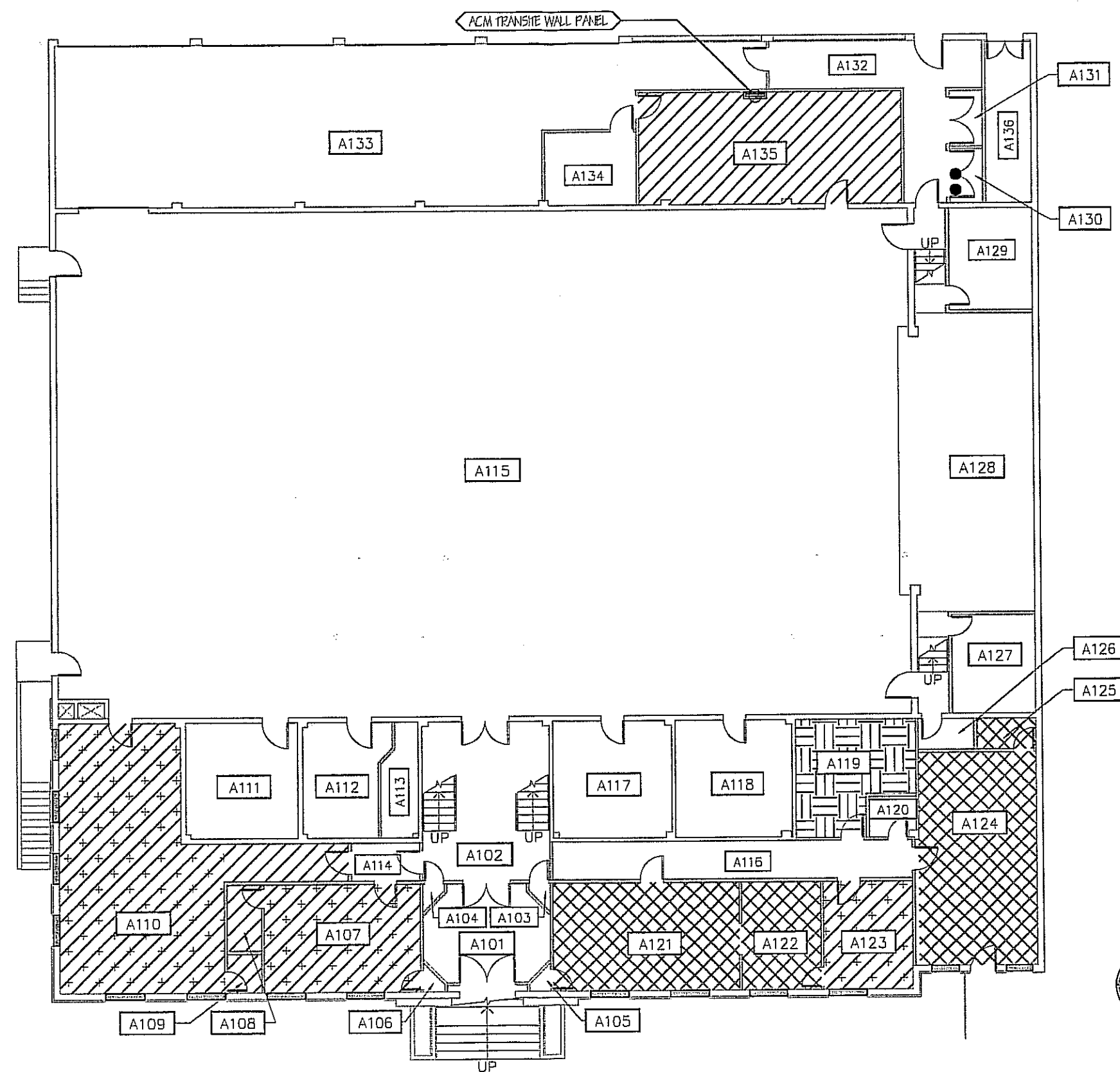
DATE: 09/04/2007  
DRAWN BY: LAC  
CHK BY: KBO  
CAD FILE: 834-BASE

PROJECT NAME:  
ADDRESS:  
NIH PROJECT NUMBER:

WILLSON ARMORY BUILDING  
34 WEST MENDENHALL  
BOZEMAN, MONTANA  
999-834

16 8 0 16  
\*SCALE IN FEET\*

FIG.1: CONFIRMED ACM AND LBP  
HOMOGENEOUS AREA LOCATIONS.  
\*BASEMENT\*



# L.B.P. SHEET NOTES

- 1.) CONFIRMED LEAD BASED PAINT MATERIALS NOT SHOWN INCLUDE:  
\*WALL AND CEILING PLASTER.

## LBP GRAPHIC LEGEND

- LEAD BASED PAINT ON METAL WINDOW FRAME.

## GRAPHIC LEGEND

- ACM 9"x9" FLOOR TILE AND MASTIC.
- ACM 9"x9" FLOOR TILE AND MASTIC UNDER CARPET.
- ACM 9"x9" FLOOR TILE AND MASTIC UNDER WOOD.
- ACM POURED FLOORING FINISH AND MASTIC.
- ACM INSULATED PIPE RISERS.



FIRST FLOOR PLAN

SCALE: 1/16"=1'-0"



DATE: 09/04/2007  
DRAWN BY: LAC  
CHK BY: KBO  
CAD FILE: 834-1STFL.

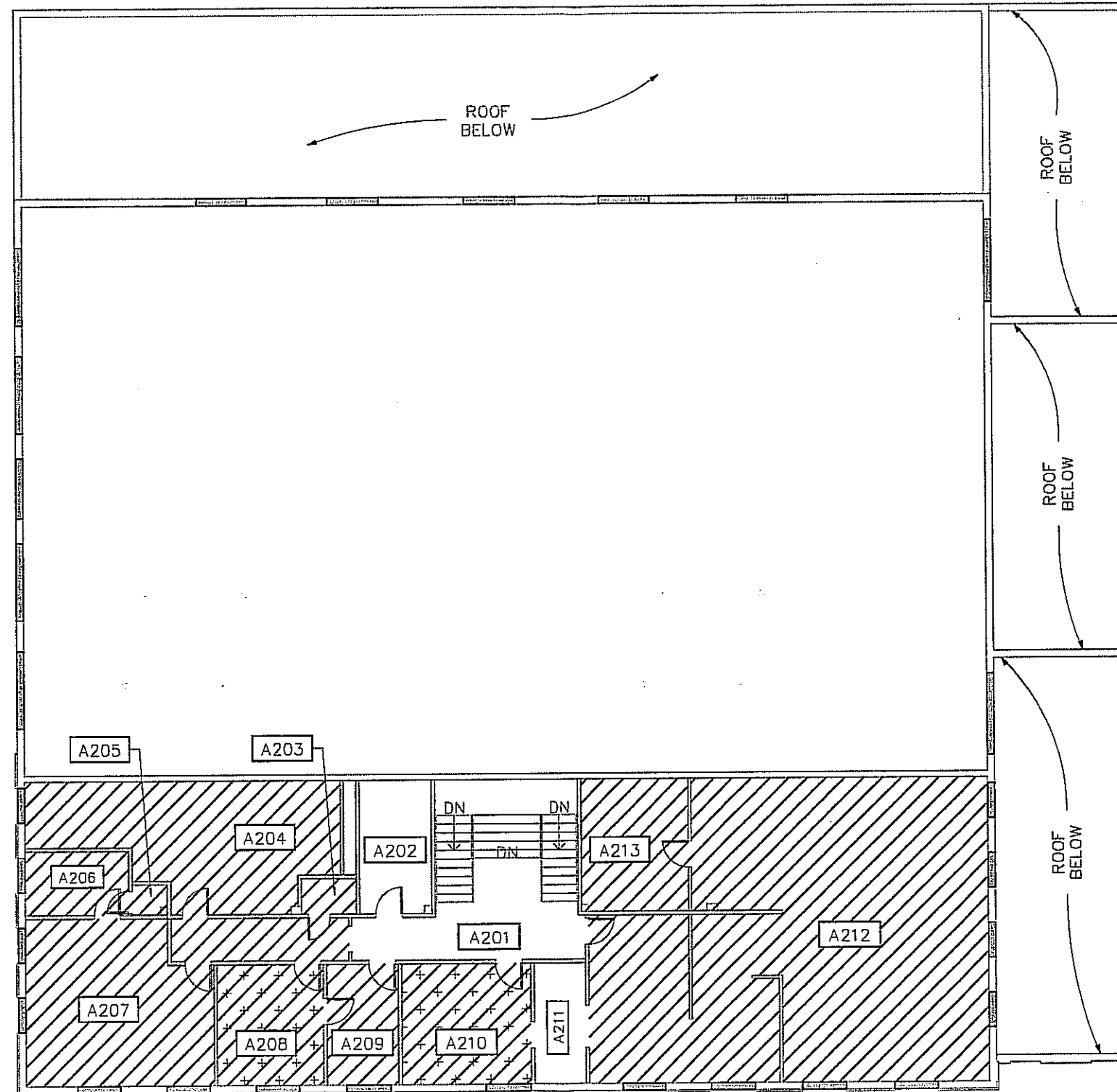
PROJECT NAME:  
ADDRESS:  
NIH PROJECT NUMBER:

WILLSON ARMORY BUILDING  
34 WEST MENDENHALL  
BOZEMAN, MONTANA  
999-834



FIG.2: CONFIRMED ACBM AND LBP  
HOMOGENEOUS AREA LOCATIONS.  
\*1ST FLOOR\*





#### L.B.P. SHEET NOTES


1.) CONFIRMED LEAD BASED PAINT MATERIALS NOT SHOWN INCLUDE:


\*WALL AND CEILING PLASTER.

#### LBP GRAPHIC LEGEND

 LEAD BASED PAINT ON METAL WINDOW FRAME.

#### GRAPHIC LEGEND

 ACM 9"x9" FLOOR TILE AND MASTIC.

 ACM 9"x9" FLOOR TILE AND MASTIC UNDER CARPET.



#### SECOND FLOOR PLAN

SCALE: 1/16"=1'-0"



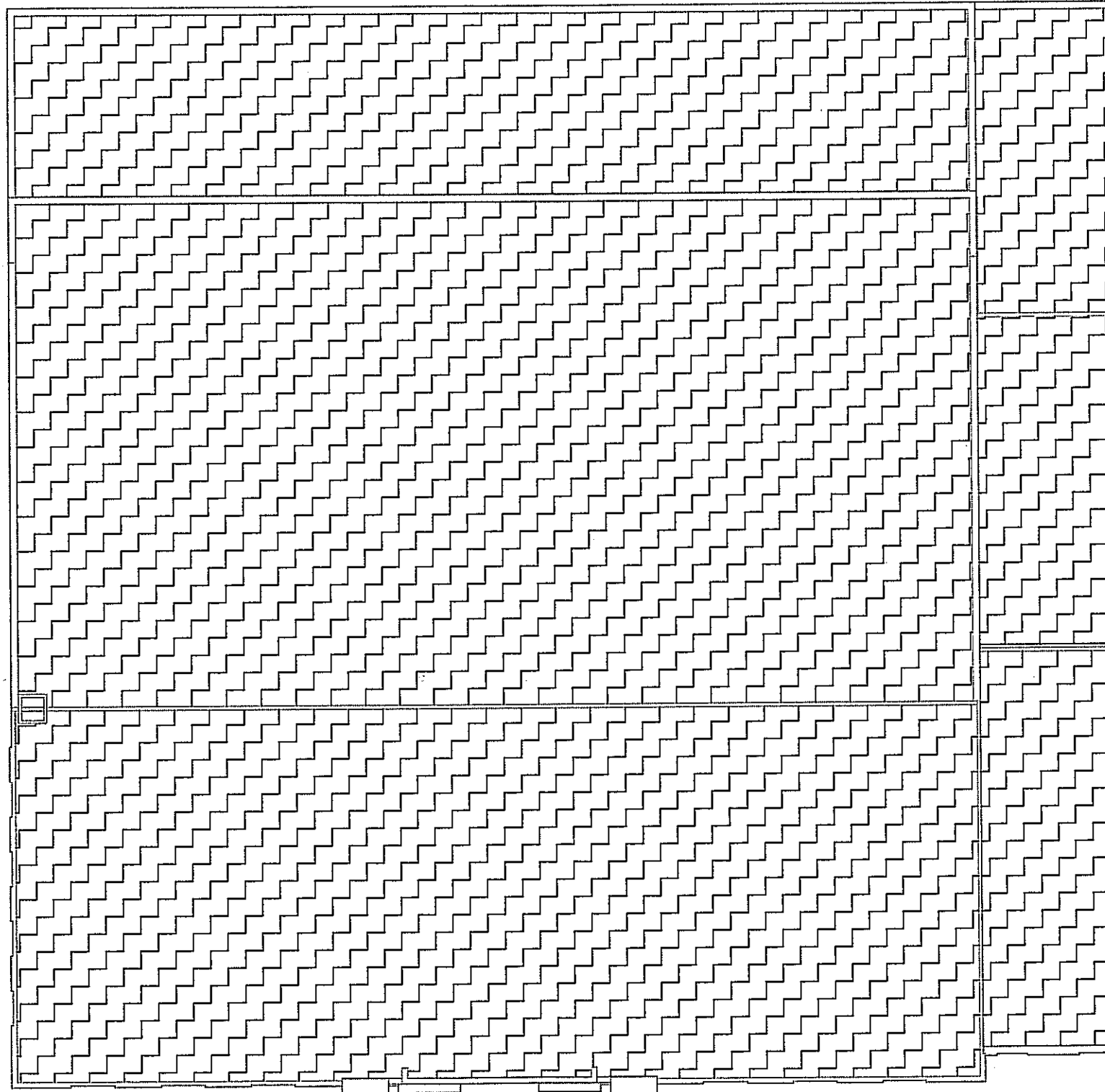
DATE: 09/04/2007  
DRAWN BY: LAC  
CHK BY: KBO  
CAD FILE: 834-2NDFL.

PROJECT NAME:  
ADDRESS:  
NIH PROJECT NUMBER:

WILLSON ARMORY BUILDING  
34 WEST MENDENHALL  
BOZEMAN, MONTANA  
999-834

16 8 0 16  
\*SCALE IN FEET\*


FIG.3: CONFIRMED ACM AND LBP  
HOMOGENEOUS AREA LOCATIONS.  
\*2ND FLOOR\*



**L.B.P. SHEET NOTES**

\*NO LEAD BASED PAINT MATERIALS  
WERE FOUND ON THIS LEVEL.

**GRAPHIC LEGEND**

 ACM ROOF FINISH MATERIALS.  
\*ASSUMED.



**ROOF PLAN**

SCALE: 1/16"=1'-0"



DATE: 09/04/2007  
DRAWN BY: LAC  
CHK BY: KBO  
CAD FILE: 834-ROOF

PROJECT NAME: WILLSON ARMORY BUILDING  
ADDRESS: 34 WEST MENDENHALL  
BOZEMAN, MONTANA  
NIH PROJECT NUMBER: 999-834

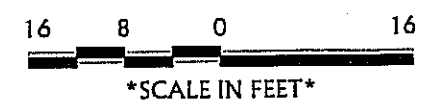


FIG.4: CONFIRMED AND ASSUMED ACBM AND LBP  
HOMOGENOUSE AREA LOCATIONS.  
\*ROOF\*

# **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**Bozeman Armory  
24 West Mendenhall Street  
Bozeman, Montana 59715**



Prepared for

**Matt Johnson  
2800 West Main Street  
Bozeman, MT 59718  
October 2011**



**Resource Technologies, Inc.**

---

1050 East Main Street, Suite 4, Bozeman, MT 59715 • Internet: [rti@montana.net](mailto:rti@montana.net)  
Voice: (406) 585-8005 • Telefax: (406) 585-0069

## TABLE OF CONTENTS

1.0	INTRODUCTION .....	1
2.0	SITE OVERVIEW .....	4
3.0	GEOLOGY AND HYDROLOGY .....	4
4.0	INVESTIGATION RESULTS .....	6
4.1	Site History and Ownership .....	6
4.2	Polk Directory Listings .....	7
4.3	Fire Insurance (Sanborn) Maps .....	8
4.4	Review of Aerial Photographs .....	8
4.5	Site Visit and Interviews .....	15
4.5.1	Basement .....	15
4.5.2	Main Floor .....	17
4.5.3	Second Floor .....	17
4.5.4	Transformers .....	18
4.6	Surrounding Land Use .....	18
4.7	Agency Inquiry .....	19
4.7.1	Registered Halogenated Solvent Users .....	19
4.7.2	U.S. EPA NPL Sites .....	19
4.7.3	U.S. EPA CERCLIS Database .....	20
4.7.4	National Response Center .....	20
4.7.5	Montana CECRA List .....	21
4.7.6	Resource Conservation and Recovery Act (RCRA) Facilities .....	22
4.7.7	Leaking Underground Storage Tanks (LUSTs) .....	23
4.7.8	Montana Bureau of Mines and Geology Well Registrations .....	24
4.7.9	National Resource Information System .....	24
4.8	Data Gaps .....	25

4.8.1	Floor Drain Outlet.....	25
4.8.2	Vault.....	25
4.8.3	Site Interview .....	25
4.8.4	Potential Lead Contamination From Shooting Range .....	25
5.0	SUMMARY OF FINDINGS .....	26
6.0	CONCLUSIONS/RECOMMENDATIONS.....	27
7.0	LIMITATIONS.....	28
8.0	REFERENCES CITED.....	30

## **LIST OF FIGURES**

Figure 1 Site Location Map .....	2
Figure 2 Site Layout Map .....	3
Figure 3 1937 Aerial Photograph Figure 4 1954 Aerial Photograph.....	10
Figure 4 1954 Aerial Photograph.....	11
Figure 5 1979 Aerial Photograph.....	12
Figure 6 1990 Aerial Photograph.....	13
Figure 7 1995 Aerial Photograph.....	14

## **APPENDICES**

APPENDIX A	SOILS DATA MAP AND DESCRIPTIONS
APPENDIX B	PROPERTY TRANSACTION RECORDS
APPENDIX C	SITE PHOTOGRAPHS
APPENDIX D	MBMG WELL REGISTRATIONS
APPENDIX E	NRIS MAPS
APPENDIX F	SANBORN FIRE MAPS

**Phase I Environmental Site Assessment**  
**Bozeman Armory, 24 West Mendenhall Street Street, Bozeman, Montana**  
Resource Technologies, Inc.  
October 2011

## **1.0 INTRODUCTION**

At the request of Mr. Matt Johnson, Resource Technologies, Inc. (RTI) has completed a Phase I Environmental Site Assessment (ESA) of the subject property that includes 1 ¼ feet of lot 16 and all of lots 17, 18, 19, 20 and the west 24 ½ feet of lot 21, all in block “A” of Tracy’s addition to Bozeman, Gallatin County, Montana (Figure 1). The Deed Reference for the property is located in Book 111 of Deeds, Page 579, in the office of the County Clerk and Recorder of Gallatin County, Montana. The property is located on West Mendenhall Street in Bozeman, Montana (Figure 1) with corresponding address of 24 West Mendenhall Street. The objective of this evaluation was to determine if the environmental integrity of the property had been adversely impacted and to partially satisfy due diligence requirements under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

This investigation was conducted in accordance with methods outlined in the American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation E 1527-05 and the United States Environmental Protection Agencies (EPA) “All Appropriate Inquiries” (AAI) rule. Investigation pertaining to mold, lead based paint or the presence of radon was beyond the scope of this project. A wetlands characterization was not performed.

The environmental site assessment involved on-site reconnaissance, a review of available historical and regulatory records, interviews, topographical maps, and aerial photographs. This report summarizes the methods, results, conclusions, and recommendations arrived at during this investigation.



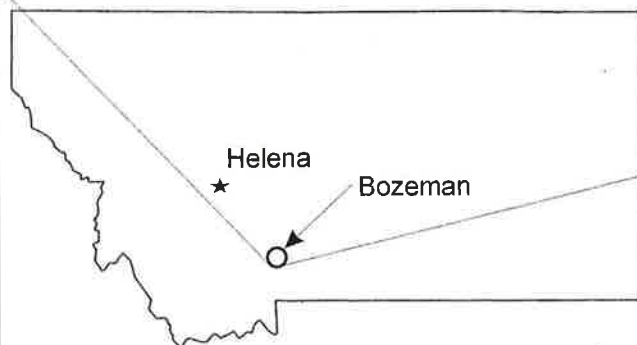
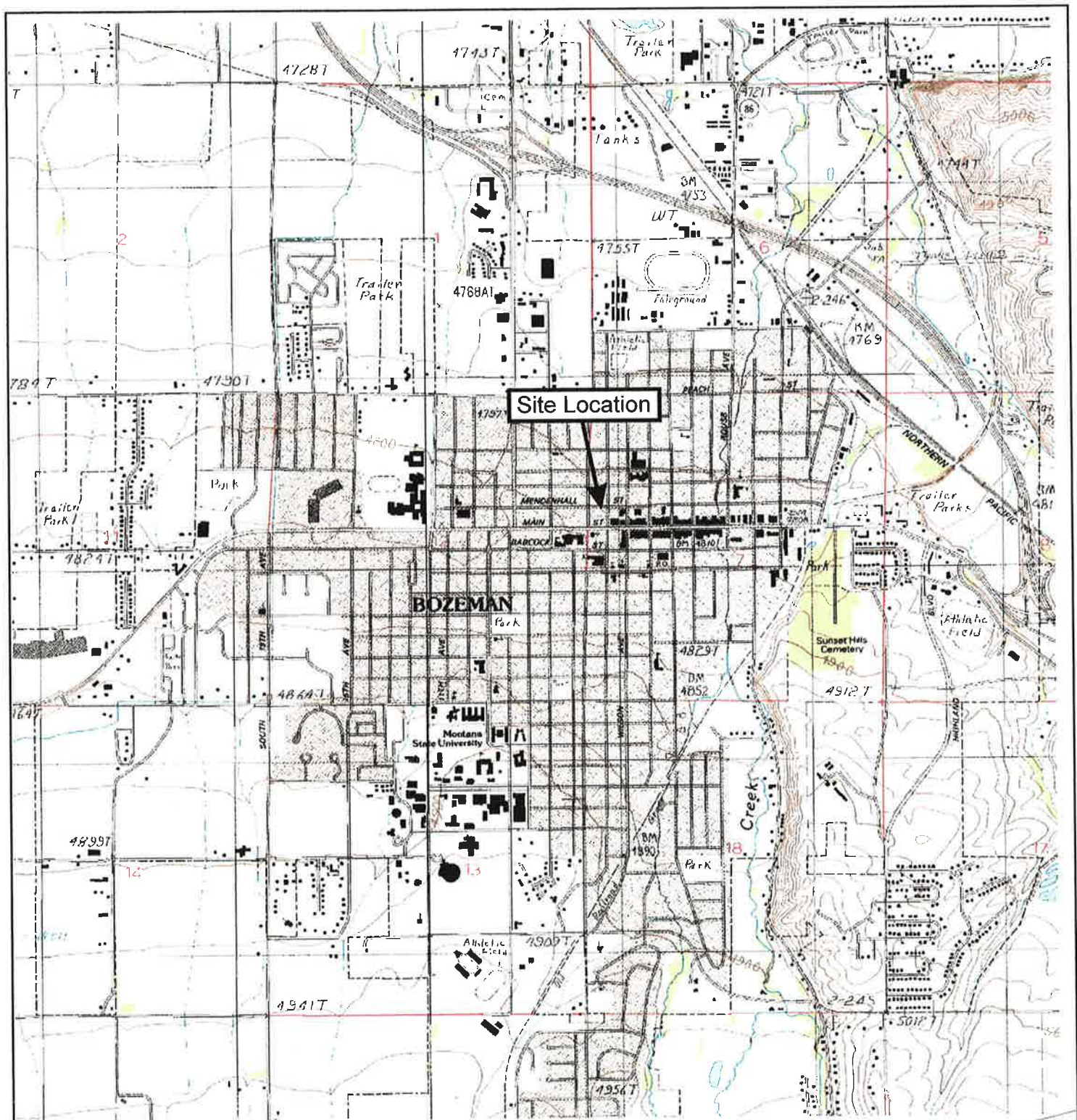


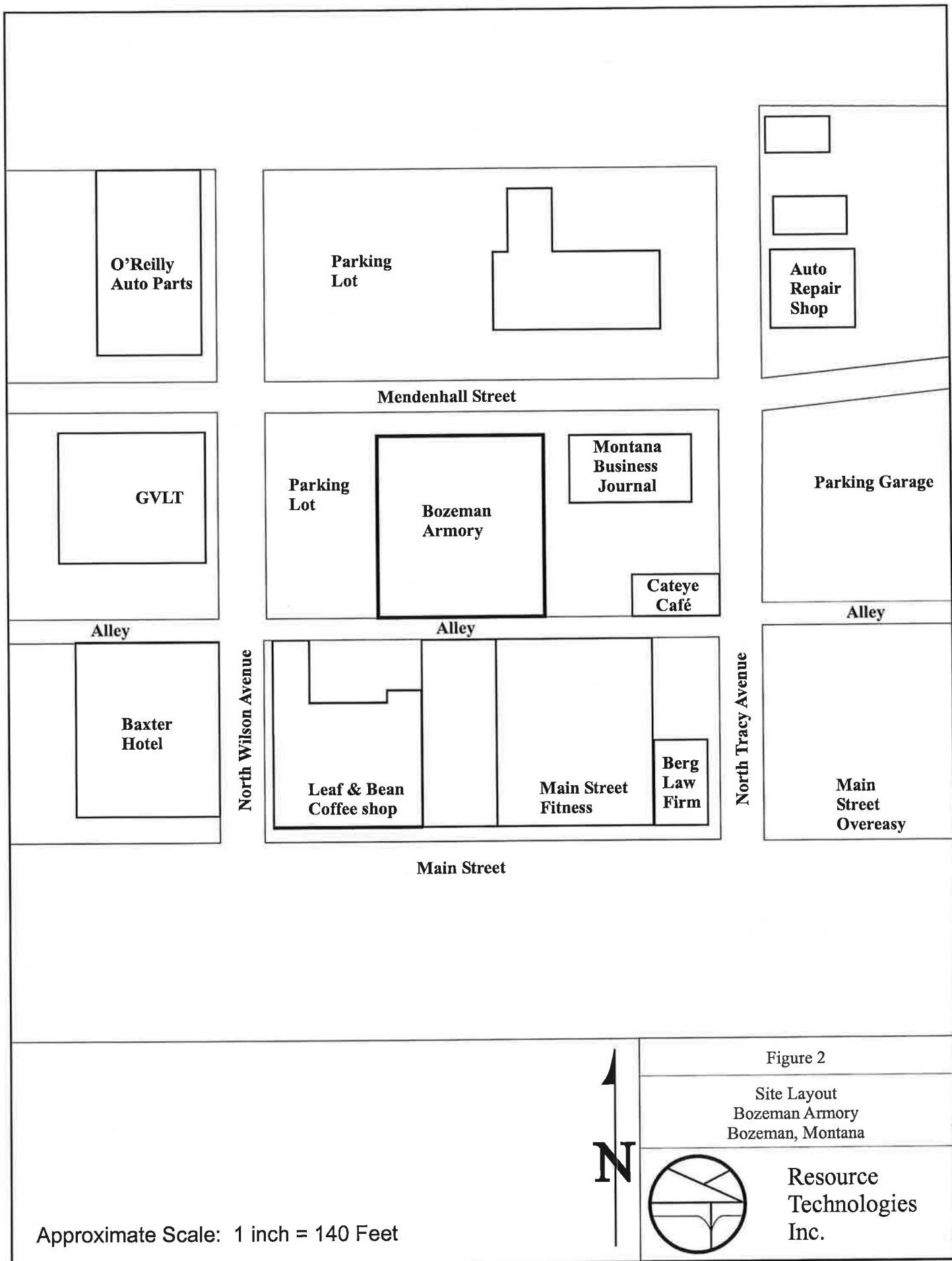
Figure 1

Site Location Map  
Bozeman Armory  
24 W Mendenhall Street  
Bozeman, Montana



Resource  
Technologies  
Inc.





## **2.0 SITE OVERVIEW**

The subject property that is known as the Armory is occupied by a two-story structure with a basement. The building is located in historic downtown Bozeman and is bounded to the north by Mendenhall Street, to the south by an alley, to the west by a city owned parking lot, and to the east by two small building. The approximate size of the Armory is 29,248 square feet. The building is made predominately from reinforced concrete. It is built in an Art-Deco style of architecture.

First Interstate Bank currently owns the subject property. Prior to construction of the Armory in 1941 the site was used as storage for an agriculture implements business. The subject site was also used as storage for horse carriages. Other uses may have occurred, but were unavailable during historic record searches performed by RTI staff. The basement of the subject site is comprised of seventeen rooms. This includes multiple offices, locker rooms, shower facilities, storage, a boiler room, supply rooms, restrooms, and a 2,100 square foot shooting range. The main floor consists of a 7,150 square foot drill area and gymnasium, a 1,500 square foot four bay garage, a 512 square foot kitchen, a restroom area, a 248 square foot vault, a stage, ten offices, and multiple storage areas. The second floor consists of a large 1,878 square foot conference room, a restroom area, and seven offices. All room sizes are approximate square footages found from historic documentation and have not been verified by RTI staff.

## **3.0 GEOLOGY AND HYDROLOGY**

The subject facility lies near the eastern end of the Gallatin Valley. The Gallatin Valley is an extensional tectonic basin within the Northern Rocky Mountains physiographic province and is a component of the larger Three Forks structural basin. The Gallatin Valley is bounded on the south by the Gallatin Range, on the east by the Bridger Range, on the north by the Horseshoe Hills, and on the west by the Camp Creek Hills. The Three Forks structural basin probably formed during the early Tertiary Period; however, subsidence of the basin from downfaulting or downwarping continued through the middle to late Tertiary. During this time, thru-drainage was interrupted and the valley was filled with sediments derived from adjacent highlands and falling volcanic ash under lacustrine and terrestrial depositional settings. These Tertiary sediments

reach thicknesses exceeding 4,000 feet and comprise the majority of sediments filling the valley. Tertiary sediments are composed of stratified volcanic ash, sandstone, siltstone, claystone, conglomerate, and minor limestone.

In the late Tertiary and Quaternary Periods, crustal movement resumed resulting in resumption of flow through the valley. Tertiary sediments were extensively eroded and a mantle of alluvium was deposited over the eroded Tertiary sediments throughout much of the valley. Quaternary sediments are composed primarily of alluvial fan deposits along the flanks of the Gallatin and Bridger Mountains and fluvial deposits within the extensive alluvial plain that lies between the Gallatin and East Gallatin Rivers. Alluvial fan deposits are composed of a heterogeneous mixture of coarse and fine-grained sediments ranging in size from boulders to clay. Coarser material predominates near the heads of the fans and the proportion of finer grained materials tends to increase near the margins. Scattered throughout the fans are stringers of clean sand and gravel associated with distributary streams that built the fans. Fluvial deposits associated with the Gallatin River alluvial plain is composed of cobbles and gravel intermixed with sand, silt, and clay.

The Gallatin Valley is bounded by normal faults along the fronts of the Gallatin and Bridger Ranges. The Camp Creek Fault, an east-northeast trending normal fault, lies beneath the floor of the valley from the Camp Creek Hills to north of the Belgrade area. Movement has occurred along each of these faults during Quaternary time; however, no offset has occurred in at least the last 130,000 years.

The subject site lies near the northeast margin of the Bozeman Fan, an alluvial fan with its head along the north front of the Gallatin Mountain Range. Fan deposits range in thickness from approximately 200 feet at the head to less than a hundred feet where the fan deposits interfinger with fluvial deposits of the Gallatin and East Gallatin Rivers.

Groundwater in the vicinity of the site flows north-northwest. Local groundwater flow is likely influenced by the East Gallatin River and Bozeman Creek. Groundwater recharge from rainfall, snowmelt and stream and irrigation ditch leakage occurs to the east and north near the Bridger Range fronts (Hackett et al, 1960). Based on review of nearby well logs, depth to groundwater at the subject property is expected to be between 15 and 20 feet.

Soil data were obtained from the U.S. Department of Agriculture Natural Resources Conservation Services soil survey data for the Gallatin Valley. Soils underlying the property are composed of Urban Land. Soils map and general soil descriptions are included in Appendix A.

#### **4.0 INVESTIGATION RESULTS**

The scope of work performed by RTI personnel for the Phase I ESA included:

- Reviewing available public records, including federal, state, county, and municipal records;
- Conducting a site visit to visually inspect site conditions;
- Interviewing the current property owner and building occupants; and
- Reviewing selected aerial photographs and other available historical records.

The site was not examined for the presence of mold or radon. A formal evaluation of the presence of wetlands was not included in this report. Information presented in this report was based on observations of physical conditions at the subject site at the time of the site investigation.

##### **4.1 Site History and Ownership**

According to the records available during this investigation at the Gallatin County Courthouse, First Interstate Bank currently owns the subject property. First Interstate Bank acquired the property in May of 2011 from the Nygard Family LLC and Libster Building LLC. The Nygard Family LLC and Libster Building LLC acquired the property from the City of Bozeman in March of 2004. The City of Bozeman acquired the property from The State of Montana in December of 2003. The State of Montana acquired the property from the Montana Armory Board in July of 1953. The Montana Armory Board acquired the property from Nelson Story III, Velma E. Story, and Mayo Story-Dean in August of 1940. No earlier records are available at the Gallatin County Courthouse.

RTI examined available recorded land title records and found no record of actions of environmental concern appended to the property deeds. However, the ownership records reviewed may not have included all of the previous or current parties that may have or had an

interest in the property. In addition, it is unknown whether the property was leased or subjected to other actions which may have caused environmental impact beyond the operations reviewed.

Associated recorded land title records were not reviewed by RTI for completeness or continuity. All available previous ownership information, property transfer records, and building department records obtained by RTI are located in Appendix B.

#### **4.2 Polk Directory Listings**

The Polk Directories for Bozeman, Montana for years 1900 through 2010 at approximate 5-year intervals were referenced to determine the historical use of the subject property and development history in the immediate area.

The subject property first appears in the Polk Directory in 1942. The building is listed as the Armory. The building has multiple listings throughout the years 1942-2002 including Army National Guard Advisor Group, USN Recruiting Station, Montana National Guard 163<sup>rd</sup> Armored Cavalry Regiment, Montana National Guard 2<sup>nd</sup> Battalion Headquarters, Montana Veterans Affairs, Montana National Guard Selective Service Board, and the Montana Army National Guard Recruiting Station.

There is no listing for the year 2003 entered in the directory. From 2004 through 2006 the listing is for Audio Outlaw. Audio Outlaw is listed as a photography business and as a home theater business in different years. For the years 2007 and 2008 the building is listed as used by Kristina M. Bakker, Montana Business Journal, and Rob Outlaw Photography.

Researching the adjacent properties RTI personnel found a listing for Carl Figgins Blacksmithing at 31 West Mendenhall which is directly west of the subject site beginning in 1922 and ending in 1942. Beginning in 1942 we see the property change names to Jas Herrin Blacksmithing. In 1944 the property is listed as Schandys Welding and Blacksmithing. This name continues until 1954 when the 31 West Mendenhall listing is the Osborne Equipment Company. In 1956 the property is listed as empty. From 1958 through 1966 the property is listed as the D & R Amusement Company. The lot is listed as a city parking lot from 1967 through the last edition in 2010.

### **4.3 Fire Insurance (Sanborn) Maps**

Fire insurance maps are produced by private insurance map companies that indicate property use at a specific date and those properties that encompass the subject property. The information is obtained for research of the historical use of the subject property and as supporting data for other historical inquiries. All available maps were researched for the subject property and were dated 1904, 1912, 1927, and 1943.

The 1904 map predates construction of the Armory. The 1904 map is of poor detail and does not show any structures or historic uses of the subject or adjacent property. The 1912 map shows no development at the subject site. It shows a Chinese Laundry located west of the subject property. Other adjacent property uses include a floral store, buggy shed, a creamery, and an agriculture store to the east of the subject site. The 1927 map shows little change. The buggy shed is gone and the agriculture store to the east of the subject site is now listed as a bus station. The 1943 map shows the armory building for the first time. The Chinese Laundry building is now gone and replaced with a cream station. The bus station from the 1943 map has been replaced with a creamery. There is now a auto repair business located to the southwest of the subject property. A gas and oil store is also now located at the northeast corner of Tracy Avenue and Mendenhall Street. No environmental concerns regarding the subject site were raised during investigation of the fire insurance maps. Copies of the Sanborn Maps are included in Appendix F.

### **4.4 Review of Aerial Photographs**

RTI personnel conducted a search for aerial photographs, on file with the U.S. Department of Agriculture, Natural Resource Conservation Service in Bozeman, Montana. Five photographs dated 1937, 1954, 1979, 1990, and 1995 were reviewed, revealing the history of development in the area (Figures 3 through 7). The photographs were of less than optimal quality for detailed research, but provided confirmation of historical development information.

The 1937 aerial photograph of the subject property is of poor quality. The Armory has not been built at this time. The site appears to have development on the property. The property to the south along Main Street has been developed. To the east of the subject property there appears to be two buildings. The property to the west appears to consist of open land with a small shed and building. The property to the north appears to have multiple small structures and/or homes

located on it. There appears to be a small building located where the current Armory building is. Due to poor quality of the aerial photograph it is difficult to identify with certainty what structures are located on the subject property.

The 1954 photo is the first aerial photograph to show the Armory building. The same two buildings east of the subject property appear to be unchanged. The property to the south appears to have been unchanged from the 1937 photograph as does the small shed and building to the west. The small structures and/or homes to the north appear unchanged as well.

The 1979 photograph shows the small shed and building gone and the property turned into a parking lot. The properties to the south and east appear unchanged. The property to the north appears to have undergone significant changes. The western half the of northern property has been converted into a parking lot. The eastern half of the northern property seems to house different buildings than those seen in the 1937 and 1954 aerial photographs.

There appears to be little noticeable change to the subject site and surrounding areas between the 1979 and 1990 photographs. A building one block to the west has been torn down and appears to be a parking lot.

The 1995 photograph shows little noticeable change since the 1990 photograph. The resolution of the 1995 photograph is far more detailed than the 1990 photograph.

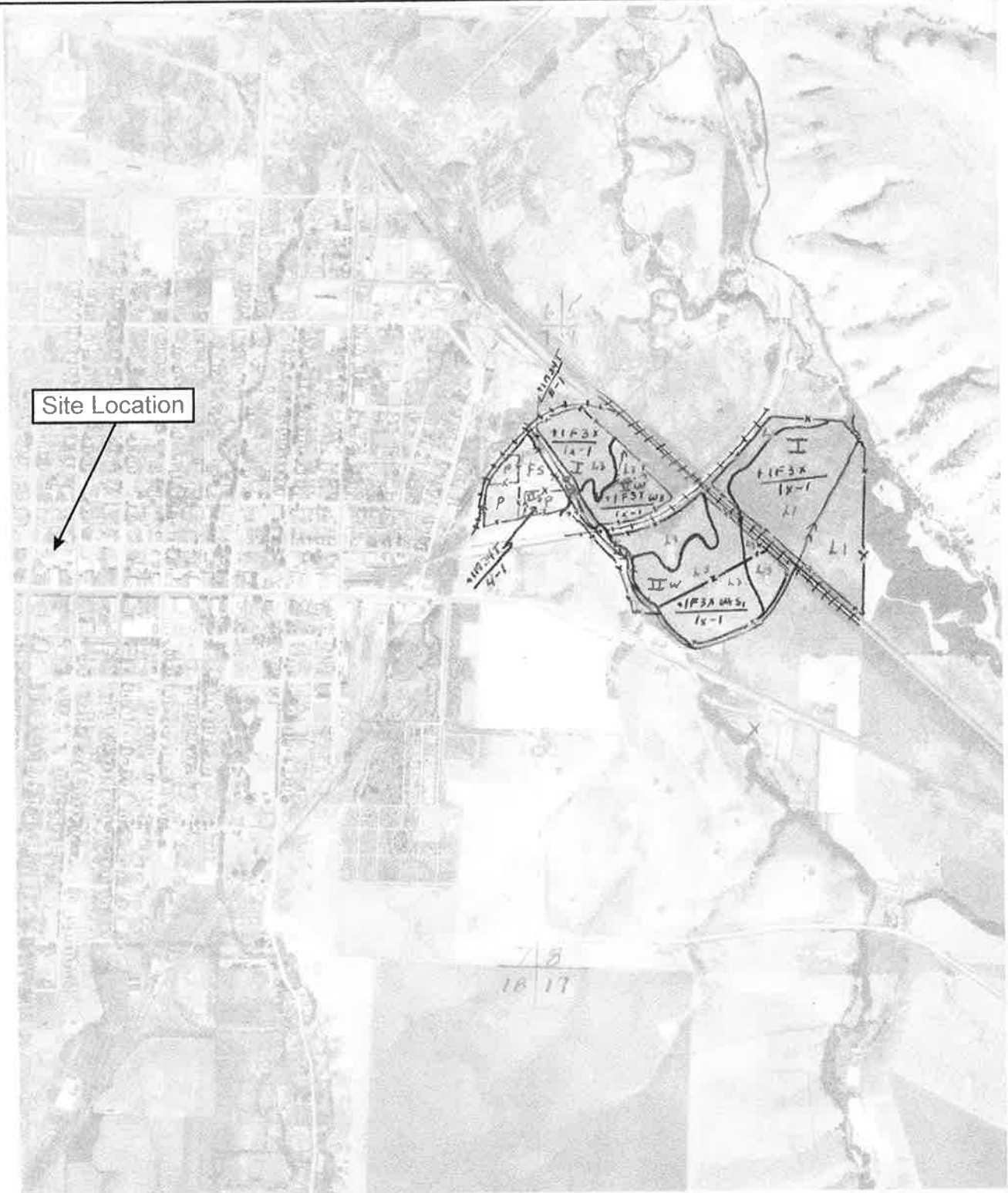


Figure 3

1937 Aerial Photograph  
Bozeman Armory  
24 West Mendenhall Street  
Bozeman, Montana



Resource  
Technologies  
Inc.



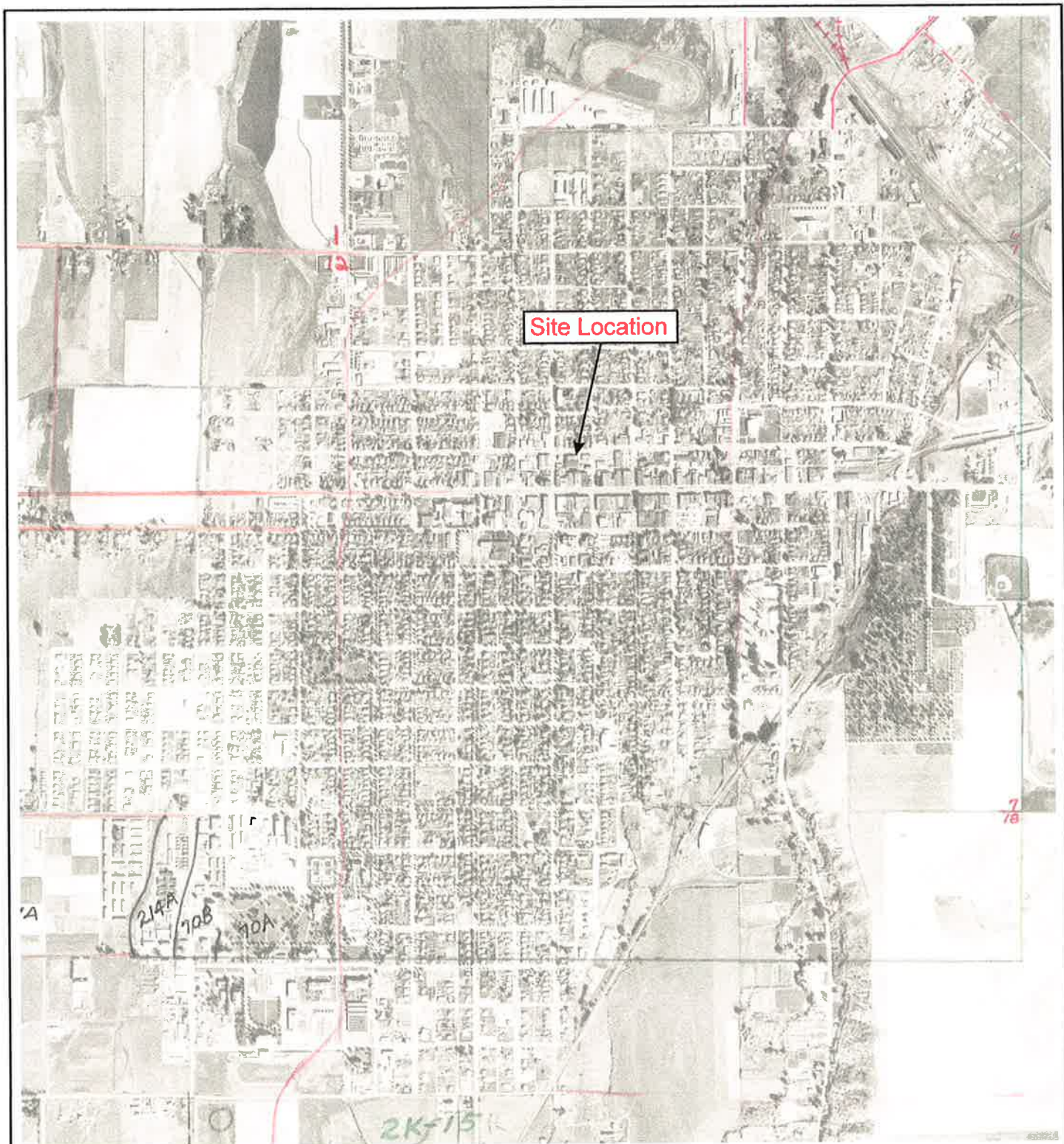
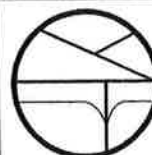


Figure 4  
1954 Aerial Photograph  
Bozeman Armory  
24 West Mendenhall Street  
Bozeman, Montana



Resource  
Technologies  
Inc.

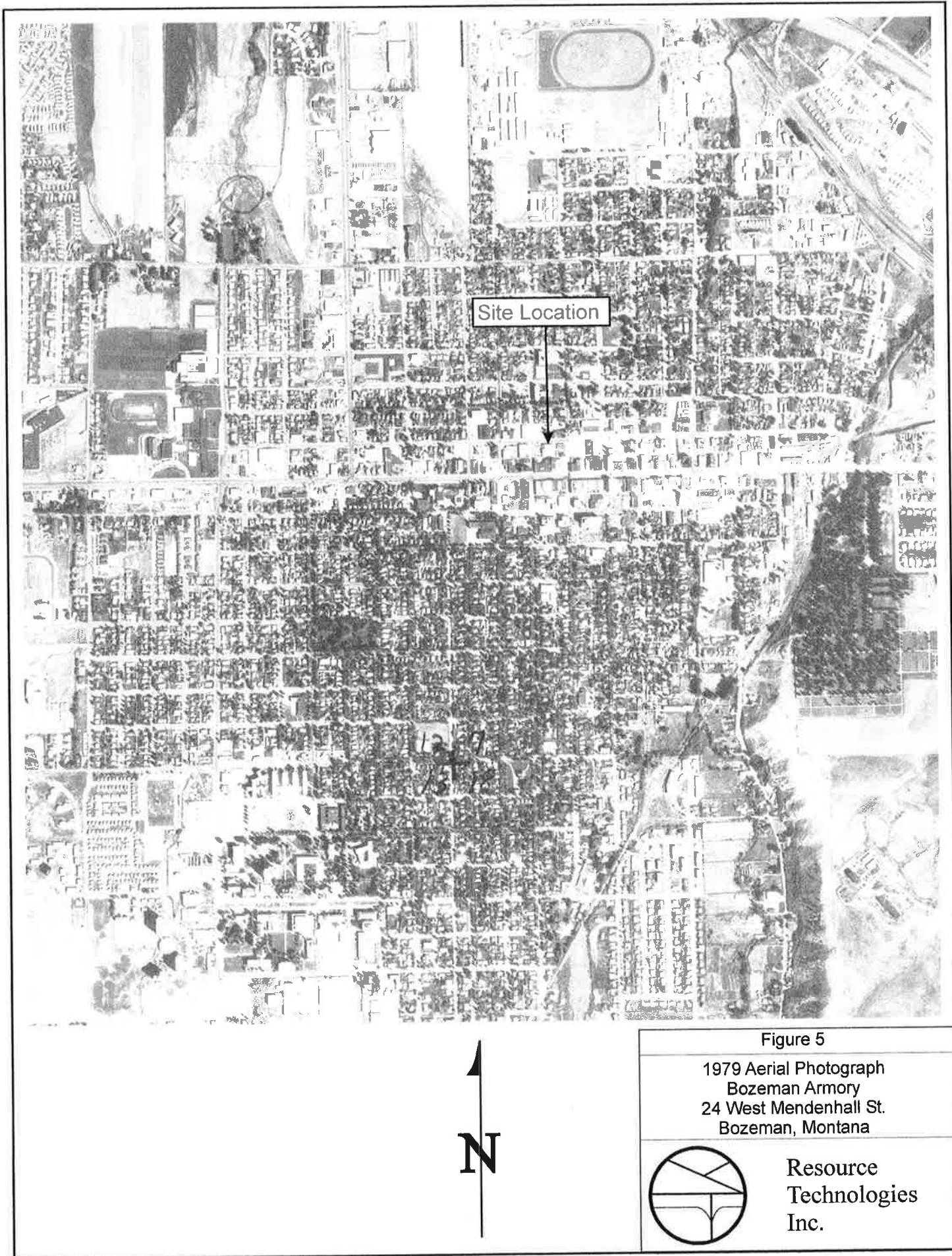
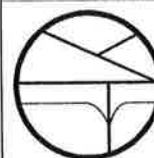


Figure 5

1979 Aerial Photograph  
Bozeman Armory  
24 West Mendenhall St.  
Bozeman, Montana



Resource  
Technologies  
Inc.





Figure 6

1990 Aerial Photograph  
Bozeman Armory  
24 West Mendenhall Street  
Bozeman, Montana



Resource  
Technologies  
Inc.

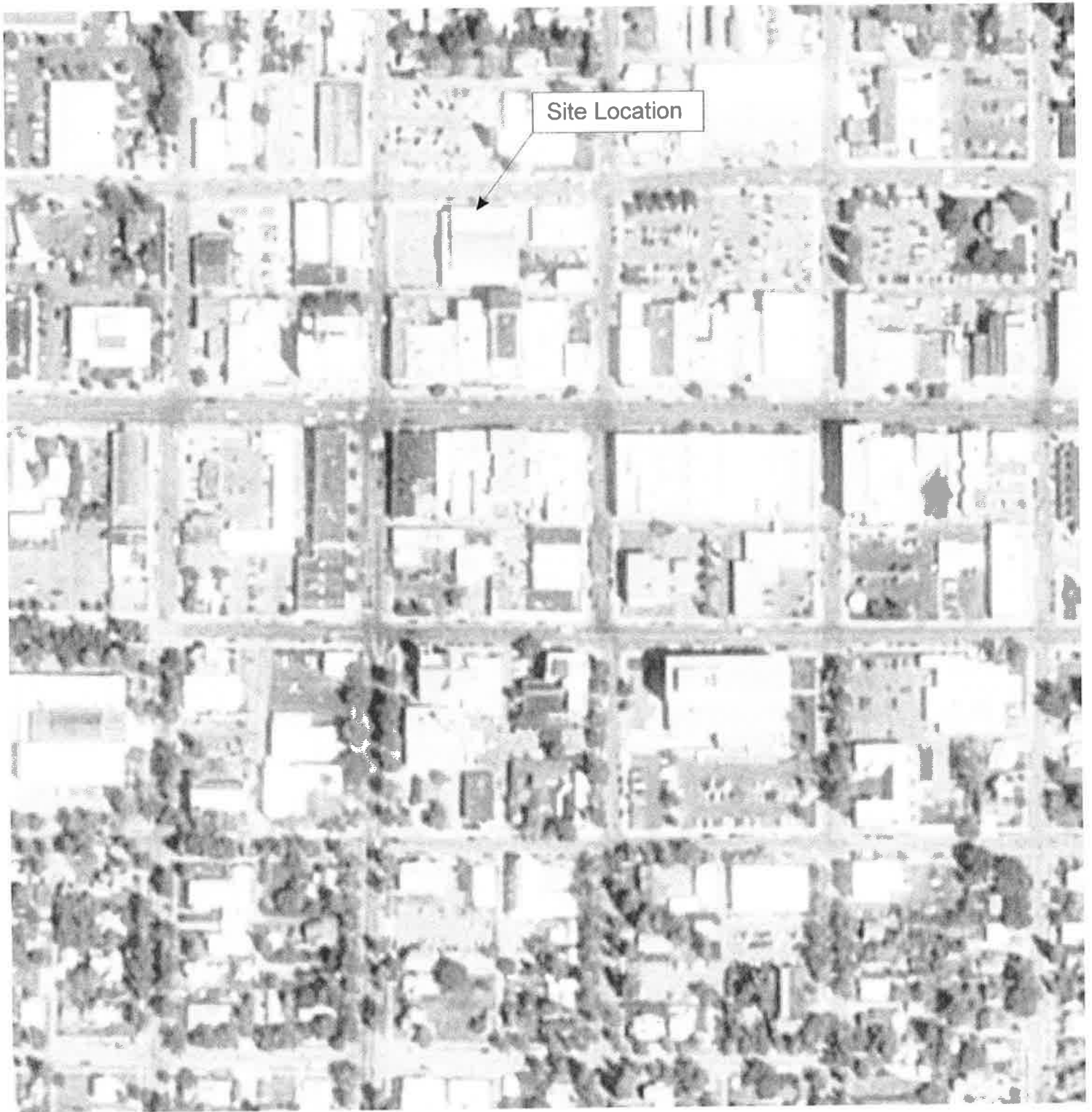



Figure 7	
1995 Aerial Photograph 24 West Mendenhall Street 35-37 East Main Street Bozeman, Montana	
	Resource Technologies Inc.

## 4.5 Site Visit and Interviews

RTI personnel conducted a site inspection of the building on the subject property on October 13, 2011. Weather conditions at the time of the site visit were overcast with temperatures of 40 to 45 degrees Fahrenheit. Mr. Mark Johnson and Mr. Josh Minalga of RTI performed the site visit. Photographs from the site visit are included in Appendix C.

This Phase I ESA did not involve a compliance audit of the subject site. Reporting of conditions and current practices at the subject site at the time of the site visit are included in the report.

One two story building with a basement is located on the subject property. The interior of the building is composed of two floors and a basement. A brief discussion of the rooms and basement is provided below. Water is supplied to the building by the City of Bozeman water system. Wastewater is disposed of through the city of Bozeman municipal wastewater disposal system. The building was previously heated by circulated hot water that is heated by a boiler located in the boiler room at the northeast end of the basement. There is also an electric space heater located on the main floor.

Two floor drains or sumps were located in the garage area of the main floor. It is unknown if it is connected to the city sewer system. City storm drains service the subject site storm water runoff along Mendenhall Street.

Several small caches of materials of environmental concern were noted at various locations. Various paints, stains, cleaners, solvents, oils, insecticides, and other materials of potential environmental concern were observed. The materials generally consisted of *de minimis* quantities stored in decaying containers with unsecured lids. Multiple containers were found to be leaking throughout the subject building with some leaking into a garage floor sump.

### 4.5.1 Basement

The basement of the subject site consists of a shooting range, offices, storage areas, mechanical room, and restroom facilities. The basement is approximately half the size of the main floor and occupies the northern half of the buildings footprint.

RTI personnel entered the basement from the ramp located in the northeast corner of the building. An overhead shelving unit above the ramp leading down into the basement held a single five gallon can of latex paint that was partially full. The basement has no working lighting system and little to no natural light. RTI personnel used flashlights to examine the area. The basement consists of a long hallway with smaller rooms located to the south of the hallway. To the north of the hallway is a shooting range.

The basement of the subject site contained numerous piles of garbage and debris though out. The walls of the basement are painted white and covered with numerous graffiti drawings possibly created with aerosol spray paint cans. There are numerous empty aerosol spray paint cans scattered throughout the building.

The boiler room is located in the northeast corner of the basement. Much of the heating equipment has been removed from the system. There is a door leading north from the boiler room to a storage area. This area contained random garbage consisting of broken glass bottles, old blankets, and empty aluminum cans among other debris. There is a shelving system in this room that contains broken household items including small fans and mechanical equipment parts. The shelving system also contained a five gallon container of DAP brand glazing, a five gallon container of white latex paint, and a one quart container of adhesive. These containers were not observed to be leaking and were stored in good condition.

Northwest of the boiler room is a door that leads to an outdoor staircase that rises to ground level. Wooden pallets and other debris have barricaded this staircase. A mattress has been installed behind the debris. Surrounding this mattress are numerous piles of personnel items and garbage. RTI personnel noted two small smoking pipes on the ground that could be used for illegal drug use. Photos are included in Appendix C.

The northern half of the basement consists of a large shooting range. RTI personnel noted a large white stain on the concrete floor of the shooting range. There are three storage areas located west of the shooting range. No items of interest were noted in these storage areas. Photos are included in Appendix C.



#### *4.5.2 Main Floor*

The main floor of the subject site consists of a four bay garage, storage areas, a kitchen, a large drill floor, numerous offices, a locked vault room, and a restroom facility. The walls of the main floor are concrete that have been painted white. Most walls throughout the main floor are covered in spray paint graffiti. There are numerous piles of debris and garbage throughout the main floor. Potentially hazardous bird droppings are located throughout the building.

The storage room on the north side of the main floor contains multiple containers that were in poor condition and leaking. RTI personnel did not complete a full inventory of these items. Items noted from a visual inspection included multiple one gallon latex paint cans, disinfectant, surface cleaner, restroom cleaner, spray paint, rubber cement, a five gallon boiled linseed oil can, one quart container of brake cleaner, one quart of wax remover, one pint of PVC solvent, spray adhesive, and stain remover. Other containers were noted to be missing labels and RTI personnel were unable to identify these items. Many of these containers were noted to be leaking onto the concrete floor. The leaking material appear to flow towards an open floor drain or sump located just outside of the entrance to the storage room. It is unknown where the floor drain empties. Photos are included in Appendix C.

The garage area contains four bays and two floor drains or sumps. Small areas of staining were noted on the garage floor.

The drill floor is the largest room in the subject site. Much of the floor area is covered in bird droppings. Debris and garbage are located throughout the drill area. Numerous broken glass bottles, aluminum cans, and clothing items were noted in this area.

Most of the offices and storage areas on this floor contained debris and garbage items. A five gallon can of satin latex paint was noted in the entry way to the main floor. Empty bottles of floor cleaner and other cleaning products were noted in many of the rooms.

#### *4.5.3 Second Floor*

The second floor is the smallest floor by square footage. Approximately half of the second floor is occupied by a single conference room. The other half is occupied by offices, storage rooms, and a restroom facility.

Most of the second floor is covered in debris and garbage. The office on the northeast side contained four five gallon containers of primer paint. The conference room also contained two partially empty gallon cans of latex paint.

The southeast office appears to have been recently occupied. A bed and other personnel items are located on the floor. Possible drug paraphernalia are located on a glass mirror lying on the ground. A partially full bottle of Murphy Soap was located on the ground. Large amounts of garbage and debris are strewn about this office.

#### *4.5.4 Transformers*

Five power transformers are located on two power pole in the alley behind the subject building. Power transformers located on or near the property were not investigated. NorthWestern Energy had indicated to RTI personnel that they do not have a program in place that would indicate if a transformer contains polychlorinated biphenyls (PCBs). NorthWestern Energy recommends that if a utility pole is relocated, that the parties involved request that NorthWestern Energy change-out the old transformer for a transformer that has been checked for PCBs. All transformers that are currently installed by NorthWestern Energy have been checked for PCBs. NorthWestern Energy is the owner of the transformer, whether or not it contains PCBs. All handling, transporting, testing, disposal responsibilities, and liabilities remain with NorthWestern Energy.

#### **4.6 Surrounding Land Use**

As part of the site reconnaissance, RTI representatives visually observed adjacent properties and the surrounding area from public access right-of-ways. The subject property lays in the central business district that is zoned B-3, and is surrounded by commercial properties that include retail stores, restaurants, business offices, residential apartments, and a parking lot.

The front of the building (north side) faces Mendenhall Street. Businesses across the alley to the south include the Cannery Bar, Burger Bob's restaurant, a newspaper and tobacco store, and residential apartments. The building to the east houses business offices. The property to the north includes a second city owned parking lot and business offices.

A parking lot is located west of the subject property on the south side of Mendenhall Street. Small areas of staining were noted on the concrete in the parking lot. No activities on adjoining properties are likely to adversely impact the environmental integrity of the subject property.

#### **4.7 Agency Inquiry**

RTI personnel reviewed readily available environmental records and databases concerning the subject property and adjacent areas. The emphasis of the review was to identify enforcement actions and/or environmental investigations that may have been performed on or within a close proximity of the subject site.

##### *4.7.1 Registered Halogenated Solvent Users*

The Montana Department of Environmental Quality Halogenated Solvent Users Registration Act is an act requiring persons who annually use twenty gallons or more of halogenated solvents for commercial purposes and government users to register with the DEQ and prohibits the sale of twenty gallons or more of halogenated solvents for commercial or government use to those possessing no proof of registration. The act became effective as of October 1, 1989. The state's registry was searched to identify registered halogenated solvent users within approximately ½ mile of the subject property. The following sites were identified:

<u>Location</u>	<u>Company</u>	<u>Registration No.</u>
137 East Babcock St.	Gallatin Laundry Co.	1001

This is the most current list available and does not include those users that have been listed since June 2010. The Gallatin Laundry Co. is located at the northwest corner of Babcock Street and Bozeman Avenue, approximately four block (diagonally) southeast of the subject property. This facility lies in relatively close proximity to and hydraulically upgradient of the subject property. As such, any releases from this facility may have the potential to impact the environmental integrity of the subject property; however, there are no documented releases from this site.

##### *4.7.2 U.S. EPA NPL Sites*

The National Priorities List (NPL), maintained by the U.S. Environmental Protection Agency

(EPA), contains a listing of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the federal Superfund program. Sites that are located within a one-mile radius of the subject must be identified. There is one site presently on the NPL list in Gallatin County, at the Idaho Pole Company in Bozeman. This site is located approximately two miles northeast of the subject site, and it is unlikely this site would have any environmental impact on the subject site.

#### *4.7.3 U.S. EPA CERCLIS Database*

The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database, maintained by the EPA, is a compilation of sites which the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980. CERCLIS sites located within ½ mile of the subject site must be identified. The following is a list of CERCLIS sites in the Bozeman area:

<u>Name &amp; Location</u>	<u>EPA ID Number</u>	<u>Status</u>
Bozeman Solvent Site T2S, R5E, Sections 1 & 12	MTD986067627	on-going
Idaho Pole Company Cedar Street	MTD006232276	on-going

Neither of these sites are within a ½ mile radius of the subject site and neither pose a threat to the environmental impact on the subject site.

#### *4.7.4 National Response Center*

The primary function of the National Response Center is to serve as the sole national point of contact for reporting all oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United State and its territories. In addition, to gathering and distributing spill data for Federal On-Scene Coordinators and serving as the communications and operation center for the National Response Team, the NRC maintains agreements with a variety of federal entities to make additional notifications regarding incidents meeting established trigger criteria. The NRC was researched to identify incidents occurring on the subject property.

There are 16 listings in the NRC database for Bozeman, Montana. None occurred on or in proximity to the subject site and are minor incidents that are unlikely to impact the subject site.

#### 4.7.5 Montana CECRA List

The MDEQ administers the Comprehensive Environmental Cleanup Responsibility Act (CECRA), which is the state equivalent to the EPA Superfund program. The list was researched to identify sites located within one-mile of the subject site. Of the sites identified in Gallatin County, the following are located within or near Bozeman.

<u>Name &amp; Address</u>	<u>Status</u>
Old Bozeman City Landfill North of Bozeman	L
Bozeman Solvent Site T2S, R5E, Sections 1 & 12	X
CMC Asbestos Bozeman East Main Street	M
Developmental Technology 1410 N. Rouse Avenue	L
Mercer Post Plant 2001 N. Rouse Avenue	L
Summit-Dana Ltd. 2311 North 7 <sup>th</sup> Avenue	L

Status:     X = Maximum Priority  
              M = Medium Priority  
              L = Low Priority  
              N = No Further Action

With the exception of the CMC Asbestos Bozeman site, all listed sites are located greater than one mile from the subject site and should have no impact on the subject site.

In 1909 the CMC property was developed as a rail yard to facilitate rail service between Bozeman and Salesville (Gallatin Gateway). By 1932 the facility was no longer used for rail service. Throughout the next six decades the facility was used for a variety of commercial and industrial activities including recycling facilities (scrap metal, batteries, mercury, electric transformers, paper, and cardboard) and an automobile dealership. Beginning in the 1950's

asbestos ore from the Karst asbestos mine in Gallatin Canyon was handled and stored at an adjacent facility located in the 200 block of South Wallace Avenue and on the East Main Depot facility. In 1988 the commercial and industrial uses of the property ceased.

In August 1990, the presence of asbestos ore was reported to the Montana Department of Health and Environmental Sciences (MDHES) now referred to as the Department of Environmental Quality (DEQ). Between 1990 and 2001, several site inspections, histories, and investigations were performed for the facility.

In June 2003, cleanup and remediation of the site began under the Voluntary Cleanup Plan for the CMC East Main Depot site. Wastes were treated and hauled by truck to the Bozeman City Landfill. The project completion report has been submitted to City and State agencies and no further action is required at the portion of the site remediated in 2003. Asbestos ore has been discovered in soils along South Wallace Boulevard, at the corner of Wallace Ave. and Main Street, and in the alley behind Heeb's grocery store. While this site should pose no threat of environmental impact to the subject site, asbestos ore has been found in soil in locations as far away from the CMC site as Durston Road.

#### *4.7.6 Resource Conservation and Recovery Act (RCRA) Facilities*

The Resource Conservation and Recovery Act (RCRA) database is a compilation of reporting facilities that generate, store, transport, treat, and/or dispose of hazardous waste. This database, maintained by EPA, was searched to identify: RCRA corrective action (CORRACTs) facilities within 1 mile of the subject site; RCRA non-CORRACTs treatment, storage, and disposal (TSD) facilities within ½-mile of the site; or RCRA generators categorized as Conditionally Exempt Small Quantity Generators (CESQG), Small Quantity Generators (SQG) or Large Quantity Generators (LQG) of hazardous waste located adjacent to the subject site.

No RCRA CORRACTs or TSD facilities were identified within the search criteria. No RCRA generators were identified in the database on adjacent properties.

#### 4.7.6 *Underground Storage Tanks (USTs)*

The Montana Department of Environmental Quality's Underground Storage Tank Program listing of registered USTs was searched to identify USTs with active, non-active, or removed registered USTs that are located on the subject site or adjoining properties. Registered USTs pertaining to the subject site identified at the time of this investigation are as follows:

<u>Facility Name</u>	<u>Address</u>	<u>active</u>	<u>non active</u>
Army National Guard Armory	24 W. Mendenhall		1
Straightaway Motors.	5 E. Mendenhall	1	4
Kenyon Noble Lumber	25 E. Mendenhall		1

One active underground storage tank is listed as being located within close proximity but not immediately adjacent to the subject property. The active tank is a 2,000 gallon waste oil tank at the Straightaway Motors facility. This facility is located hydraulically down gradient of the subject property so any releases from this UST would have almost no potential to impact the subject property. The underground storage tank at the Armory was removed in August of 1990. There is no evidence of a leak at this site.

#### 4.7.7 *Leaking Underground Storage Tanks (LUSTs)*

Montana Leaking Underground Storage Tank (LUST) Program files were reviewed to identify known UST releases on and within an approximate ½ -mile radius of the subject site. The following facilities were identified as UST release sites:

<u>Facility Name</u>	<u>Address</u>	<u>Active</u>
Former Husky Oil	620 W. Main	Yes
Bozeman City Shop	814 N. Bozeman	No
Bozeman Dial Exchange Building	114 S. Wilson	Yes
Brence's Service Inc.	502 E. Main	Yes
Farr Automotive Specialists	136 W. Main	No
Federal Building	10 E. Babcock	No
Former Firestone Tire & Service	202 W. Main	No
Four Wheel Drive Products Inc.	915 E. Main	Yes
Hoadley's Sinclair, Inc.	5 E. Mendenhall	No
Kwik Way 32 #4599	401 E Peach	Yes



Manseau Auto Clinic	715 E. Mendenhall	No
Me and Jans II	621 W. Main St.	Yes
Midtown Auto Repair	109 N. Rouse	No
MDOT #2319	907 N. Rouse	No
MDOT #1136	907 N. Rouse	No
MT Dept Hwy Site #345	907 N. Rouse	No
Service Center	200 S. Wallace	No
The Paint Pot	549 E. Main St.	No
The Store Inc. #4345	1210 E. Main St.	Yes
Vacant Lot Delaney & CO #4218	N Broadway & E Main St.	No
Town Pump Inc. #1259	803 E. Main	No
Town Pump Inc. #2785	803 E. Main	No

No LUST sites are listed as being on or adjacent to the subject property. Only the Federal Building and Hoadley's Sinclair LUST sites are located within close proximity of the site, and both sites are listed as inactive. As such, neither of these sites presents the potential to impact the environmental integrity of the subject site. It is possible that additional leaks exist from tanks in the area after the last LUST list was issued or from sources unknown to the Montana Leaking Underground Storage Tank Program.

#### *4.7.8 Montana Bureau of Mines and Geology Well Registrations*

The Montana Bureau of Mines and Geology Groundwater Information Center database was searched for well registrations in the vicinity of the site. Well registration information for wells located in the area surrounding the subject site is included in Appendix E. Several wells were found located within the search area. The presence of these wells should have no adverse impact on the environmental integrity of the subject site.

#### *4.7.9 National Resource Information System*

Established in 1985 by the Montana Legislature, the Montana Natural Resource Information System (NRIS) was designed to operate a clearinghouse for natural resource information. NRIS was used for this project to identify any sites that may have an adverse impact on the subject site. Maps locating sites of interest were printed and are located in Appendix E. These maps include; GWIC well data and Underground Tanks, Petroleum Releases, and Release Compensation Sites.

## **4.8 Data Gaps**

The EPA's proposed "All Appropriate Inquiries" rule requires an environmental professional to report significant data gaps found while researching and composing an ESA. A data gap is defined as the deficiency of information or inability to obtain information that affects the ability to identify a negative environmental impact to a subject property. Although the definition of a "significant" data gap is still undefined, this section contains all data gaps encountered while researching recent and historical information pertaining to the subject site.

### *4.8.1 Floor Drain Outlet*

RTI personnel were unable to determine if the floor drains or sumps discharge into the city of Bozeman storm water sewer system, the city of Bozeman sanitary sewer system, or directly into the ground.

### *4.8.2 Vault*

A data gap exists because RTI personnel were unable to open the locked vault located on the main floor of the subject property. The vault is approximately 248 square feet in size. It appears a combination is needed to open the vault.

### *4.8.3 Site Interview*

RTI personnel were unable to perform a site interview with past National Guard members associated with the armory. RTI personnel will update this report if National Guard members of interest can be interviewed in the future.

### *4.8.4 Potential Lead Contamination From Shooting Range*

RTI personnel know from personal knowledge that a lead abatement was performed in the early 1990's by the Army National Guard. Documentation of this abatement could not be located by RTI staff at this time.

## **5.0 SUMMARY OF FINDINGS**

The following observations are based on the information acquired during our review of available public records and site reconnaissance.

- Public records indicate that the subject property is owned by First Interstate Bank. First Interstate Bank has owned the subject property since May of 2011.
- The property includes 1 ¼ feet of lot 16 and all of lots 17, 18, 19, 20 and the west 24 ½ feet of lot 21, all in block “A” of Tracy’s addition to Bozeman, Gallatin County, Montana.
- The subject property is completely occupied by the Bozeman Armory Building, a two story, reinforced concrete structure with a full basement that comprises approximately 29,248 square feet of floor space. The property includes an address of 24 West Mendenhall Street.
- The subject site utilizes the Bozeman sanitary sewer system for wastewater disposal. Domestic water to the property is supplied by the City of Bozeman public water system. City storm drains service the sites storm water runoff along Mendenhall Street.
- Prior to construction of the existing Bozeman Armory in 1941, the subject property was the site of an agriculture implement storage area.
- The building is currently unoccupied.
- None of the current or former businesses that occupied the building are expected to have impacted the environmental integrity of the property.
- No property corners or other official survey markers were found during the site visit and investigation.
- Materials of potential environmental concern including, paints, stains, sealers, strippers, solvents, cleaning chemicals and other materials were present on site. Most were located in the rear storage area of the main floor, or a shelving unit in the northeast portion of the basement. Many of the containers were in poor condition and leaking.
- Dead birds and bird droppings are located throughout the subject site.

- One facility located within approximately ½ mile of the subject site is listed as a registered halogenated solvent user. The facility is Gallatin Laundry located at 137 East Babcock Street. There are no known releases from this site.
- One site currently listed as a Montana CECRA facility is located within ½ mile of the subject property. The facility, the CMC East Main Depot site, was listed because of asbestos and lead waste. The majority of the site has since been remediated and is currently the site of the Bozeman Public Library.
- Sixteen sites with leaking underground storage tanks were identified within approximately a ½-mile radius of the property. None of these sites appear to pose any environmental threat to the subject site.
- No records or indications were found during this investigation concerning hazardous waste spills, leaks, misuse, or improper disposal on the subject property.
- Power transformers located on or near the property were not investigated. An employee of NorthWestern Energy indicated to RTI personnel that NorthWestern Energy does not have a program in place that would indicate if a transformer contains polychlorinated biphenyls (PCBs). NorthWestern Energy recommends that if a utility is relocated, that the parties involved request that NorthWestern Energy change-out the old transformer for a transformer that has been checked for PCBs. All transformers that are currently installed by NorthWestern Energy have been checked for PCBs. NorthWestern Energy is the owner of the transformer, whether or not it contains PCBs. All handling, transporting, testing, disposal responsibilities, and liabilities remain with NorthWestern Energy.

## **6.0 CONCLUSIONS/RECOMMENDATIONS**

Based on the most current information, including a site visit, available and researched for this report, no evidence of past or present environmental issues was found to be associated with the subject property or from adjacent properties.

RTI offers the following recommendations:

1. Conduct a full inventory and proper disposal of chemicals on site. Proper disposal is subject to applicable solid and hazardous waste regulations.
2. Clean and properly dispose of accumulated sediment in the shop sumps and drains. Sump residue should be tested to assure that potential contaminant concentrations do not exceed hazardous waste characteristic levels. Proper disposal is subject to applicable solid and hazardous waste regulations.
3. Mold, asbestos, and lead-based paint inspection was not within the scope of this ESA; however, these materials are most likely present in the building. Areas containing these hazards should be identified. Limit access to these areas, post warning signs, or have the materials removed by a licensed abatement contractor. Disturbance or removal of asbestos containing materials is regulated under the Occupational Health and Safety Administration (OSHA) and the Montana Department of Environmental Quality - Asbestos Control Program.
4. Use proper personal protection equipment when inside the building structure due to large accumulations of bird droppings throughout the subject building.

## **7.0 LIMITATIONS**

Our findings, including the summary and conclusions and recommendations, reflect conditions at the subject site at the date of this report. The conclusions and recommendations are based on a review of public records made available to RTI personnel regarding prior and existing site conditions and a site visit and investigation. This Phase I ESA did not involve a compliance audit of the subject site. Reporting of conditions and current practices at the subject site at the time of the site visits are included in the report. Please note that no environmental investigation can warrant that a site is free of contamination. The conclusions provided will assist Mr. Matt Johnson, and his legal counsel in evaluating the environmental risks associated with real estate transactions. However, as required by law, it is the responsibility of said entities and their legal counsel to determine, based on their experience and sophistication, whether additional information is required in order to meet the investigation burdens placed on real estate purchasers by state and federal law.

RTI has not performed any other previous environmental inspections for the seller or purchaser of the subject property and is not affiliated with the seller or purchaser in any way.

This report was prepared for use by Mr. Matt Johnson and his assigns, exclusively. The conclusions provided by RTI are based solely on the information presented in this report. Additional information that was not readily available to RTI at the time of this report may result in a modification of the conclusions presented. The records investigation and report presentation were prepared by Josh Minalga and reviewed by Mark Johnson, P.E. & P.G.

Submitted by:

**Resource Technologies, Inc.**

Mark Johnson, PE & PG

## **8.0 REFERENCES CITED**

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E 1527-05.

Environmental Assessment, R.K.Jain, L.V. Urban, G.S. Stacey, H.E. Balbach, McGraw-Hill, 1993.

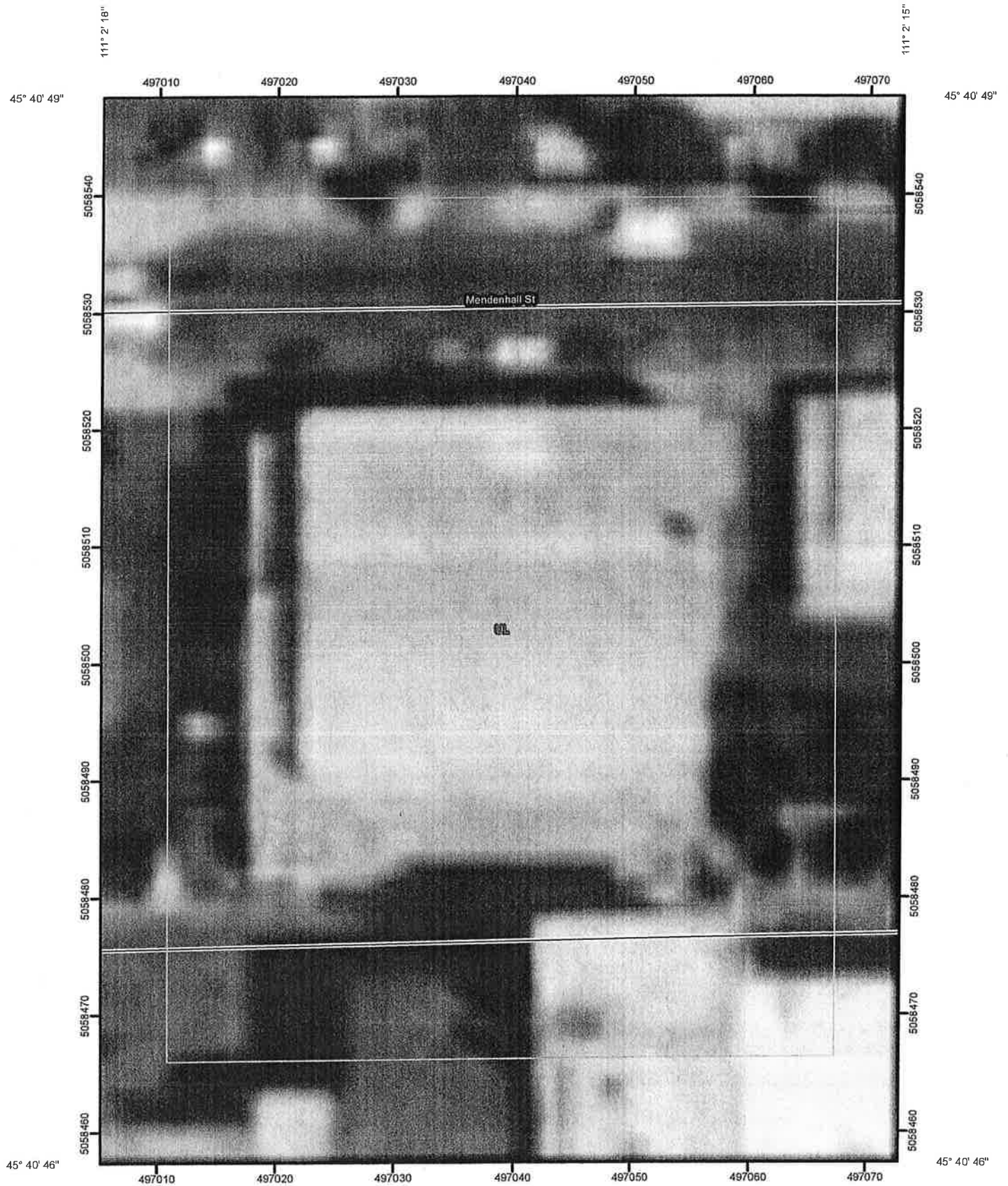
Hackett, O.M., Visher, F.N., McMurtrey, R.G., and Steinhilber, W.L., 1960, Geology and Groundwater Resources of the Gallatin Valley, Gallatin County, Montana, Geographical Survey Water Supply Paper 1482; U.S. Department of Interior, U.S. Geological Survey



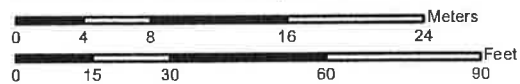
# **APPENDIX A**

## **Soils Data Map and Descriptions**

# Soil Map—Gallatin County Area, Montana



Map Scale: 1:434 if printed on A size (8.5" x 11") sheet.



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

9/13/2011  
Page 1 of 3

## MAP LEGEND

	Area of Interest (AOI)		Very Stony Spot
	Soils		Wet Spot
	Soil Map Units		Other
	Special Point Features		Special Line Features
	Blowout		Gully
	Borrow Pit		Short Steep Slope
	Clay Spot		Other
	Closed Depression		Political Features
	Gravel Pit		Cities
	Gravelly Spot		Water Features
	Landfill		Streams and Canals
	Lava Flow		Transportation
	Marsh or swamp		Rails
	Mine or Quarry		Interstate Highways
	Miscellaneous Water		US Routes
	Perennial Water		Major Roads
	Rock Outcrop		Local Roads
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		
	Spoil Area		
	Stony Spot		

## MAP INFORMATION

Map Scale: 1:434 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
 Coordinate System: UTM Zone 12N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Gallatin County Area, Montana  
 Survey Area Data: Version 15, Mar 7, 2011

Date(s) aerial images were photographed: 8/27/2005

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Gallatin County Area, Montana (MT622)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
UL	Urban land	1.0	100.0%
<b>Totals for Area of Interest</b>		<b>1.0</b>	<b>100.0%</b>

## **Gallatin County Area, Montana**

### **UL—Urban land**

#### **Map Unit Composition**

*Urban land:* 100 percent

## **Data Source Information**

Soil Survey Area: Gallatin County Area, Montana

Survey Area Data: Version 15, Mar 7, 2011

# **APPENDIX B**

## **Property Transaction Records**



Party of the First Part	Party of the Second Part	Instrument	Date	Description
Nelson Story III and Velma E. Story Mayo Story-Dean	Montana Armory Board	Deed	8/31/1940	Lots Seventeen, Eighteen, Nineteen, and Twenty (17, 18, 19, and 20) and the West 24 1/2 feet of Lot Twenty-One (21), in Block "A", Tracy's (First) Addition to the City of Bozeman, Montana.
Montana Armory Board	The State of Montana	Indenture	7/1/1953	The East one and twenty-five one-hundredth (1.25) feet of Lot Sixteen (16), all of Lots Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), and the West twenty-four and one-half (24 1/2) feet of Lot Twenty-one (21), all in block "A" of Tracy's Addition to Bozeman, according to the official plat of said Tracy's Addition of record and on file in the office of the county Clerk and Recorder of Gallatin County, Montana.
The State of Montana	The City of Bozeman	Deed	12/15/2003	The East 1.25 feet of Lot 16, Lots 17-20, and the West 24.5 feet of Lot 21, Block A, Tracy's (First) Addition to the City of Bozeman.
The City of Bozeman	Libster Building LLC Nygard Family LLC	Deed	3/24/2004	The East one and twenty-five one-hundredth (1.25) feet of Lot Sixteen (16), all of Lots Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), and the West twenty-four and one-half (24 1/2) feet of Lot Twenty-one (21), all in block "A" of Tracy's Addition to Bozeman, according to the official plat of said Tracy's Addition of record and on file in the office of the county Clerk and Recorder of Gallatin County, Montana. (Deed Reference Book 111, page 579)
Libster Building LLC Nygard Family LLC	First Interstate Bank	Deed	5/12/2011	The East one and twenty-five one-hundredth (1.25) feet of Lot Sixteen (16), all of Lots Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), and the West twenty-four and one-half (24 1/2) feet of Lot Twenty-one (21), all in block "A" of Tracy's Addition to Bozeman, according to the official plat of said Tracy's Addition of record and on file in the office of the county Clerk and Recorder of Gallatin County, Montana. (Deed Reference Book 111, page 579)

THIS INDENTURE, Made this 31st day of August in the year of our Lord one thousand nine hundred and forty, between Mayo Story Dean, an unmarried woman, and Nelson Story III and Velma E. Story husband and wife, all of Bozeman, Gallatin County, Montana the parties of the first part, and Montana Armory Board, a body politic and public corporation, created under and by virtue of the laws of the State of Montana, with its principle office at Helena, Montana, the party of the second part.

WITNESSETH, That the said parties of the first part, in and for the consideration of ONE and no/100 DOLLARS lawful money of the United States of America, in hand paid, the receipt whereof is hereby acknowledged, have GRANTED, BARGAINED and SOLD, and by these presents do hereby GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party of the second part, and to its successors ~~XXXX~~ and assigns, forever, the following described real estate, situate in the County of Gallatin, in the State of Montana, to-wit:

Lots Seventeen, Eighteen, Nineteen, and Twenty (17, 18, 19 and 20) and the West 24 1/2 feet of Lot Twenty-One (21), in Block "A", Tracy's (First) Addition to the City of Bozeman, Montana.

This is a donation by the Grantors to the Montana Armory Board and is given for the purposes of erecting an Armory, and with the understanding that a suitable Memorial Plaque reciting the gift as in memory of Nelson Story Jr. and Etha Mayo Story, and in accepting this deed the Montana Armory Board agrees to these terms and further agrees to reconvey these premises to the grantors in the event that construction of an Armory is not started on the premises within one year from the date of this instrument.

TOGETHER with all the tenements, hereditaments, appurtenances, water rights and water ditches to the same belonging, and all the estate, title, interest claim and demand, of the said parties of the first part therein.

TO HAVE AND TO HOLD the above described premises, with the appurtenances and privileges, unto the said party of the second part, and to its successors ~~XXXX~~ and assigns forever. And said parties of the first part, for them and their heirs, administrators and assigns, do covenant with the said party of the second part, and with its successors ~~XXXX~~ and assigns, that they are lawfully seized of said premises, and that said premises are free from all incumbrances; except Special Improvement District Assessments and current taxes, and that they have good right and lawful authority to sell the same and that they will, and their heirs, administrators and assigns, shall warrant and defend the title to said premises unto the said party of the second part, and its successors ~~XXXX~~ and assigns, forever against the lawful claim and demand of all persons whomsoever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals, the day and year above written.

Signed, Sealed and Delivered  
in the Presence of  
.....  
.....

Mayo Story Dean (SEAL)  
Nelson Story III (SEAL)  
Velma E. Story (SEAL)

THE STATE OF MONTANA, )  
County of Gallatin ) ss.

On this 31st day of August A.D., 1940 before me Norma Skarsten a notary public, in and for said State, personally appeared MAYO STORY DEAN, an unmarried woman and NELSON STORY, III. and VELMA E. STORY, his wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I hereunto set my hand and affix my Notarial Seal at my office in Bozeman, Montana, day and year first above written.

(NOTARIAL SEAL)

Norma Skarsten  
Notary Public for the State of Montana  
Residing at Bozeman, Montana  
My commission expires January 13, 1942.

Filed for record September 6th, 1940 at 11:15 O'clock A.M.  
Bess Fowler, County Recorder  
Thelma Ferguson, Deputy

THIS INDENTURE, Made this 5th day of August, in the year of our Lord one thousand nine hundred and forty, between GEORGIA BRADY, formerly Georgia Lewis, a widow, of 1067 Orizaba Avenue, Long Beach, California, the party of the first part, and HUGH R. REID and ERMA A. REID, husband and wife, as joint tenants with the right of survivorship and not as tenants in common, whose post office addresses are: Bozeman, Gallatin County, Montana: the parties of the second part.

WITNESSETH, That the said party of the first part, in and for the consideration of TEN AND no/100 DOLLARS, and other valuable consideration. ~~XXXXXX~~ lawful money of the United States of America, in hand paid, the receipt whereof is hereby acknowledged has GRANTED, BARGAINED and SOLD, and by these presents does hereby GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said parties of the second part as joint tenants with right of survivorship, and not as tenants in common, and to their heirs and assigns, forever, the following described real estate, situate in the ~~XXXXXX~~ City of Bozeman, County of Gallatin, in the State of Montana, to-wit:

Lots One (1) and Two (2) of Block Four (4) of Beall's Third Addition to the City of Bozeman, as the same now appears on the official plat thereof on file

EX-144—QUIT CLAIM DEED (Corporation)

This Indenture, Made the 1st day of July in the year of our Lord one thousand nine hundred and fifty-three between MONTANA ARMORY BOARD

a corporation organized and existing under the laws of the State of Montana and

THE STATE OF MONTANA

the part of the SECOND PART, WITNESSETH: That the said part of the FIRST PART for and in consideration of the sum of One and no/100 Dollars, (\$1.00) to it in hand paid by the said part of the SECOND PART, the Receipt of Which is hereby acknowledged; do convey, remise, release and forever quitclaim unto the said part of the second part, and to its heirs and assigns, the following described real estate, situated in the City of Bozeman County of Gallatin and State of Montana, to-wit:

The East one and twenty-five one-hundredth (1.25) feet of Lot Sixteen (16), all of Lots Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), and the West twenty-four and one-half (24 1/2) feet of Lot Twenty-one (21), all in Block "A" of Tracy's Addition to Bozeman, according to the official plat of said Tracy's Addition of record and on file in the office of the county Clerk and Recorder of Gallatin County, Montana,

together with all the tenements, hereditaments and appurtenances thereunto belonging, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, property, possession, claim, and demand whatsoever as well in law as in equity, of the said part of the first part, of, in or to the said premises and every part and parcel thereof

TO HAVE AND TO HOLD, all and singular the said premises, with the appurtenances

unto the said part of the second part, heirs and assigns forever.

IN WITNESS WHEREOF, said party of the first part has caused its corporate name to be subscribed and its corporate seal to be affixed, by its proper officers, thereunto duly authorized, on this 1st day of July A. D. 1953.

ATTEST:

Lawrence B. Hea Clerk

By William H. Bent Chairman

MONTANA ARMORY BOARD

111 580

STATE OF MONTANA

County of Lewis and Clark

On this 1st day of July in the year 1953, before me  
a Notary Public for the  
State of Montana, personally appeared William H. Clarke and Lawrence H. Heller  
known to me (~~as owner in common~~)  
to be the Chairman and Clerk, respectively of the corporation that executed the within instrument  
and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official  
seal the day and year in this certificate first above written.

S. H. Mitchell  
Notary Public for the State of Montana.

Residing at Bozeman, Montana My Commission expires 8-30-59



92565 INDEXED FILED 12

Quit Claim Deed  
(Corporation)

RECEIVED COUNTY BOARD

TO

STATE OF MONTANA

STATE OF MONTANA,

County of Gallatin  
Flicker Received this 25th day of  
July A. D. 1953  
at 9:15 o'clock A. M., and  
Recorded in Book 111 of Deeds  
Page 579 of the Records of

Gallatin County

State of Montana

EARL WILSON

County Recorder.

By John J. Morrison

Deputy.

Fee \$ 1.10



2140080  
Page: 1 of 1  
02/09/2004 04:22P

Shelley Vance-Gallatin Co MT DEED

6.00

THE STATE OF MONTANA  
GRANT DEED TO STATE LAND

KNOW ALL MEN BY THESE PRESENTS that the MONTANA DEPARTMENT OF MILITARY AFFAIRS ("Grantor"), acting by and through the State Board of Land Commissioners, whose address is P.O. Box 201601, Helena, MT, 59620-1601, in consideration of the sum of Eight hundred fifteen thousand and no/100 dollars, does hereby grant to THE CITY OF BOZEMAN, ("Grantee") whose address is PO Box 1230, Bozeman, MT 59771-1230, the following described lands in the County of Gallatin, State of Montana:

The East 1.25 feet of Lot 16, Lots 17-20,  
and the West 24.5 feet of Lot 21, Block A,  
Tracys (First) Addition to the City of Bozeman.

DEED REFERENCE: BOOK 111, PAGE 579

PROVIDED FURTHER, that this conveyance is subject to any and all valid reservations, exceptions, restrictions, limitations, conditions, or provisions, if any, as may be contained in Patents, Deeds, grants, or laws of the United State of America; and EXCEPTING AND RESERVING to the State of Montana all title in and to all coal, oil, oil shale, gas, phosphate, sodium and other mineral deposits, except sand, gravel, building stone, and brick clay, whether now know or hereafter found to exist therein, together with the right for itself and its lessees to enter upon the said lands, to prospect for, drill, develop, mine and remove such mineral deposits and utilize the geothermal resources so reserved and to occupy and use so much of the surface of such lands as may be required for all purposes reasonably extending to the exploring for, mining and removal of such minerals and the production of heat, steam, electrical power, and of the electrolytic by-products from geothermal resources thereon, but the lessee shall make just payment to the Grantees for all damage done to the premises by reason of such entry upon the land the use and occupancy of the surface thereof;

SUBJECT to all exceptions, reservations, easements, rights of way and restrictions of record.

IN TESTIMONY WHEREOF, the State of Montana has caused these presents to be executed by the Governor and to be attested by the Secretary of State and countersigned by the Director of the Montana Department of Military Affairs, and the Great Seal of the State and the Seal of the State Board of Land Commissioners to be hereunto affixed this 15th day of December, 2003.



Judy H. Martz,  
Governor of the State of Montana

Bob Brown, Secretary of State

Board of Land Commissioners



Adjutant General,  
Department of Military Affairs



2144290

Page: 1 of 1  
03/24/2004 03:35P

Shelley Vance-Gallatin Co MT DEED 8.00

GRANT DEED

FOR VALUE RECEIVED, the CITY OF BOZEMAN, a Municipal Corporation the grantor, does hereby grant, bargain, sell, convey and confirm unto LIBSTER BUILDING LLC of 14 Hitching Post, Bozeman, MT 59715 an undivided one-half ( $\frac{1}{2}$ ) interest; and to NYGARD FAMILY, LLC of 135 E. Main St., Bozeman, MT 59715 an undivided one-half ( $\frac{1}{2}$ ) interest, the grantees and their assigns, the following described premises in Gallatin County, Montana, to-wit:

The East One and twenty-five one-hundredths (1.25) feet of Lot 16, all of Lots 17, 18, 19, 20 and the West twenty-four and one-half ( $24\frac{1}{2}$ ) feet of Lot 21, all in Block "A" of Tracy's Addition to the City of Bozeman, Gallatin County, Montana, according to the official plat thereof on file and of record in the office of the County Clerk and Recorder of Gallatin County, Montana. (Deed Reference Book 111, page 579)

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and possession, claim and demand whatsoever as well in law as in equity of the Grantor.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees and their assigns forever.

DATED this 24 day of March, 2004.

CITY OF BOZEMAN, a Municipal Corporation, by

Ron Brey  
Acting City Manager Ron BREY

STATE OF MONTANA )  
 : ss.  
County of Gallatin )

On this 24 day of March, 2004, before me, a Notary Public in and for said State, personally appeared Ron Brey, Acting City Manager of the CITY OF BOZEMAN, a Municipal Corporation known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same.



Sarah J. Kirby  
Notary Public  
for the State of Montana  
Residing at:  
Bozeman, Montana  
My Commission Expires:  
October 17, 2004

Sarah J. Kirby  
Notary Public for the State of Montana.  
Residing at Bozeman, Montana.  
My commission expires: \_\_\_\_\_

ATL 76232-72

Security Title Company  
P.O. Box 6550  
Bozeman, MT 59711-6550  
© STC- 6101957

After recording return to:  
FIRST INTERSTATE BANK  
2800 W. Main Street  
Bozeman, MT 59718

**2388546**

Page: 1 of 4 05/13/2011 03:58:06 PM Fee: \$28.00  
Charlotte Mills - Gallatin County, MT DEED

**NON-MERGER GRANT DEED**

FOR VALUABLE CONSIDERATION, the receipt of which is acknowledged, the undersigned, NYGARD FAMILY, LLC, a Montana limited liability company, of 10570 Enders Road, Bozeman, Montana, 58718 and LIBSTER BUILDING, LLC, a Montana limited liability company, of 11 West Main Street, Belgrade, Montana, 59714 on this 15 day of May, 2011, as Grantors, hereby grant, convey, and confirm unto FIRST INTERSTATE BANK, of 2800 W. Main Street, Bozeman, Montana, 59718, as Grantee, the real property commonly known as 24 West Main Street, Bozeman, Montana, together with all associated improvements, furniture, and fixtures, and more particularly described as follows (hereinafter, the "Property"):

The East 1.25 feet of Lot 16, all of Lots 17, 18, 19, and 20 and the West 24 ½ feet of Lot 21, all in Block "A" of Tracy's Addition to Bozeman, Gallatin County, Montana, according to the official plat thereof on file and of record in the office of the County Clerk and Recorder, Gallatin County, Montana (Deed Reference: Book 111 of Deeds, Page 579).

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, forever, subject to the following:

- (a) Deed of Trust from Grantors to Security Title Company, as trustee, for the benefit of First Interstate Bank dated October 16, 2008, and recorded in the office of the County Clerk and Recorder, Gallatin County, Montana, on October 23, 2008 as Document No. 2313453.

The following covenants and none other on the part of the Grantors, for themselves and their successors to the Grantee, its successors and assigns are implied:

- (a) That previous to the time of the execution of their conveyance Grantors have not conveyed the same Property or right, title or interest therein to any person other than the Grantee, except for encumbrances of record; and



- (b) Such Property is at the time of the execution of this conveyance free from encumbrances done, made or suffered by the Grantors or any person claiming under it except those of record.

This Non-Merger Grant Deed is absolute in effect and conveys fee simple title of the Property to the Grantee and does not operate as a mortgage, trust conveyance, or security of any kind. Grantors hereby waive, surrender, convey, and relinquish any equity of redemption, any statutory rights of redemption, and any rights of first refusal concerning the Property and Deed of Trust described above.

This Non-Merger Grant Deed does not and shall not be deemed to effect a merger of the fee ownership and the lien of the Deed of Trust described above. The fee and lien shall hereafter remain separate and distinct, it being the express intention of the parties that the estate shall not be merged unless the Grantee hereafter elects to effect merger of the fee and lien estates.

The true and actual consideration for this transfer is Grantee's covenant to forebear taking any action to collect against Grantors on the indebtedness secured by the Deed of Trust described above, in accordance with, and pursuant to, the terms of that certain DEED IN LIEU OF FORECLOSURE AGREEMENT dated May 2011, (hereinafter, the "AGREEMENT") between Grantors and Grantee.

Possession of the Property is hereby surrendered and delivered by Grantors to Grantee.

Grantors declare that this conveyance is freely and fairly made, and that there are no agreements, oral or written, between Grantors and Grantee other than this Non-Merger Grant Deed, and that certain AGREEMENT with respect to said Property.

Grantors are not acting under any misapprehension as to the legal effect of this Non-Merger Grant Deed, nor under any duress, undue influence, or misrepresentation of Grantee, its agents, employees, attorneys, or any other person.

IN WITNESS WHEREOF, the Grantors herein have executed this instrument the day and year first above written.

SIGNATURES ON THE FOLLOWING PAGES

Nygard Family LLC

By: \_\_\_\_\_

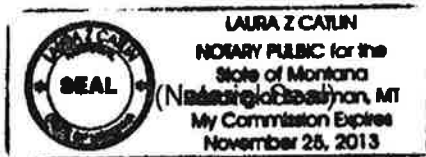
Its: MANAGING MEMBER

STATE OF MONTTANA )

: ss.

County of Gallatin )

This instrument was acknowledged before me on this 13<sup>th</sup> day of May, 2011, by  
Thomas A. Nygard, as managing member of Nygard Family, LLC.



Laura Z. Catlin

Type or Print Name: Laura Z. Catlin

Notary Public for the State of MONTANA

Residing at Bozeman, MT [insert City&State]

My commission expires November 25, 20 13

REMAINDER OF PAGE LEFT INTENTIONALLY BLANK

Libster Building, LLC

By: *[Signature]*

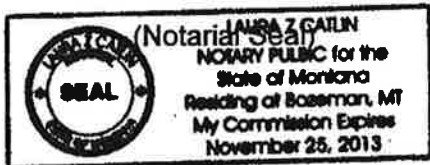
Its: *Managing Member*

STATE OF MONTANA )

: ss.

County of Gallatin )

This instrument was acknowledged before me on this 12<sup>th</sup> day of May, 2011, by **Michael Libster**, as managing member of **Libster Building, LLC**.



*Laura Z. Catlin*

Type or Print Name: Laura Z. Catlin

Notary Public for the State of Montana

Residing at Bozeman, MT [insert City&State]

My commission expires November 25, 2013

REMAINDER OF PAGE LEFT INTENTIONALLY BLANK

# **APPENDIX C**

## **Site Photographs**



View of bird droppings on drill floor.



View of floor stain on shooting rang floor in the basement.



View of leaking chemicals in main floor storage.



View of boiler room.



View of floor drain near main floor storage room.



View of drug paraphernalia in basement.





View of second floor office in northwest corner.



View of second floor storage room.



View of stairway.



View of second floor office in northwest corner.



View of second floor paint..



View of second story office.

# **APPENDIX D**

## **MBMG Well Registrations**





Groundwater Information Center  
Montana Bureau of Mines and Geology  
Montana Tech of The University of Montana  
1300 West Park Street - Natural Resources Building Room 329  
Butte Montana 59701-8997  
Ph: (406) 496-4336 Fx: (406) 496-4343

You are currently signed in, | 9/13/2011  
[Sign Out](#)

[Home](#) | [Well Data](#) | [Reports](#) | [Data Coop](#) | [DrillerWeb](#) | [DNRC](#) | [Help](#) |

Menus: | [Main](#) | [SWL](#) | [GWCP](#) | [Projects](#) | [Coal](#) | [Geothermal](#) |

## GWIC Data > Well Construction Data > Township: 02S Range: 06E Sec: 7

The following data were returned from the GWIC databases for the area you requested. For a more detailed description of the data view the [GWIC Metadata report](#). If you notice data entry errors or have questions please let us know by clicking [here](#) to leave us a message. If you wish to view a one page report for a particular site, click the hyperlinked [Gwic Id](#) for that well. Scroll to the right of your screen to view all the data. All data displayed on the screen may not show up when printed.

### Retrieval Statistics\*

Field	Max	Min	Avg
Total Depth (ft)	304.00	20.00	73.78
Static Water Level (ft)	65.90	1.00	20.46
Yield (gpm)	250.00	2.50	42.34

\* These statistics do not take any geographic, topographic, or geologic factors into consideration. Negative swl values are reported for water levels that are above land surface.

### Did you know about...

#### Other GWIC data

GWIC has 2 field visit(s) for this request area.  
GWIC has 2 water level(s) for this request area.

Thanks, Just take me back to the menu.

#### Other MBMG data

MBMG has 381 publications available for GALLATIN county.  
MBMG has 1 abandoned mine record(s) for this request area.






Gwic Id	PDF	DNRC WR	Site Name	Twn	Rng	Sec	Q Sec	Ver?	Type	Td	Swl	Pwl	Rwl	Yield	Test	Date	Use
<a href="#">160104</a>			BOZEMAN CITY OF	02S	06E	7		No	WELL	42.00					OTHER	4/11/1997	UNUSED
<a href="#">96268</a>			MEDICAL ARTS BUILDING * ROESSNER BUILDERS	02S	06E	7		No	WELL	97.00	14.00	64.00		60.00	BAILER	6/15/1978	DOMESTIC
<a href="#">166364</a>			MONTANA FLOUR MILL CO	02S	06E	7		No	WELL	119.50				70.00	AIR	1/15/1935	COMMERCIAL
<a href="#">96266</a>			NELSON HOWARD I	02S	06E	7		No	WELL	28.00		28.00		30.00	BAILER	8/6/1938	COMMERCIAL
<a href="#">152004</a>			OCONNEL TERRY	02S	06E	7		No	WELL	81.00	20.00	60.00		95.00	PUMP	4/11/1986	COMMERCIAL
<a href="#">120154</a>			ROESNER BUILDERS	02S	06E	7		No	WELL	72.50	33.00	43.00		50.00	BAILER	9/20/1976	DOMESTIC
<a href="#">129384</a>			RUSHING CLYDE	02S	06E	7		No	WELL	65.50	18.00	50.00		30.00	BAILER	12/19/1956	DOMESTIC
<a href="#">96263</a>			VANHOORN ROSE M	02S	06E	7		No	WELL	56.00	13.00			25.00	PUMP	5/2/1980	IRRIGATION
<a href="#">96269</a>			WAITE REALTY CO	02S	06E	7		No	WELL	30.00	20.00			250.00	OTHER	12/1/1961	PUBLIC WATER SUPPLY
<a href="#">96265</a>			WALTE REALTY CO	02S	06E	7		No	WELL	25.00	6.00			250.00	OTHER	12/8/1961	PUBLIC WATER SUPPLY
<a href="#">96264</a>			WESTERBERG DICK	02S	06E	7		No	WELL	56.00	35.00	40.00		20.00	PUMP	12/28/1971	DOMESTIC
<a href="#">124800</a>			EDMOND CHUCK	02S	06E	7	A	No	WELL	56.00	11.50	51.00		16.00	BAILER	7/23/1991	IRRIGATION
<a href="#">96287</a>			GILSKEY FRANCIS R	02S	06E	7	A	No	WELL	136.00	45.00	125.00		20.00	AIR	8/14/1979	DOMESTIC
<a href="#">123996</a>			SIPES TOM	02S	06E	7	A	No	WELL	52.00	11.00	50.00		17.00	BAILER	5/28/1991	IRRIGATION
<a href="#">176972</a>			NIELSON ART	02S	06E	7	AA	No	WELL	56.00	16.00		16.00	30.00	AIR	6/14/1999	
<a href="#">172173</a>			VANDEWALLE KEN	02S	06E	7	AAA	No	WELL	68.00	17.00	65.00	17.00	6.00	AIR	9/22/1998	IRRIGATION
<a href="#">256832</a>		C30050061	RUGGIERO, JORY	02S	06E	7	AAB	No	WELL	126.00	7.00		7.00	35.00	AIR	7/7/2010	IRRIGATION
<a href="#">138799</a>			THOMPSON DALLAS & NORMA	02S	06E	7	AB	No	WELL	54.00	18.00	50.00		10.00	AIR	5/13/1993	IRRIGATION
<a href="#">210380</a>			TRIPP, ELISHA & KARA	02S	06E	7	AB	No	WELL	90.00	50.00		50.00	25.00	AIR	5/14/2004	IRRIGATION
<a href="#">220361</a>			TRIPP, ELISHA & KARA	02S	06E	7	AB	No	WELL	132.00	33.00		33.00	50.00	AIR	7/14/2005	IRRIGATION
<a href="#">96270</a>		68980	GARCIA JACK	02S	06E	7	ABB	No	WELL	63.00	14.00			15.00	BAILER	9/7/1988	IRRIGATION
<a href="#">196481</a>			HOUSE PAUL	02S	06E	7	ABBA	No	WELL	66.00	21.00		21.00	35.00	AIR	10/30/2001	IRRIGATION
<a href="#">96271</a>			FINCH WALTER	02S	06E	7	ABC	No	WELL	26.00	12.00	17.00		30.00	BAILER	11/3/1981	
<a href="#">96272</a>		68960	WHITE, LUELLA	02S	06E	7	ABD	No	WELL	47.50	14.00			20.00	BAILER	5/31/1988	IRRIGATION
<a href="#">96267</a>			BOZEMAN CITY OF	02S	06E	7	AC	No	WELL	304.00	13.00	25.00		20.00	PUMP	8/22/1936	PUBLIC WATER SUPPLY
<a href="#">241502</a>			BADGLEY GLENN E.	02S	06E	7	AD	No	WELL	25.00	14.00					12/17/2007	MONITORING
<a href="#">241503</a>			BADGLEY GLENN E.	02S	06E	7	AD	No	WELL	25.00	14.00					12/17/2007	MONITORING
<a href="#">241504</a>			BADGLEY GLENN E.	02S	06E	7	AD	No	WELL	25.00	13.00					12/18/2007	MONITORING
<a href="#">241505</a>			BADGLEY GLENN E.	02S	06E	7	AD	No	WELL	25.00	12.50					12/18/2007	MONITORING

<a href="#">149434</a>			FOUR WHEEL DRIVE PRODUCTS * MW-1	02S	06E	7	AD	No	BOREHOLE	37.60	23.61				BAILER	2/16/1995	MONITORING
<a href="#">149435</a>			FOUR WHEEL DRIVE PRODUCTS * MW-2	02S	06E	7	AD	No	WELL	38.00	23.48				BAILER	3/7/1995	MONITORING
<a href="#">149436</a>			FOUR WHEEL DRIVE PRODUCTS * MW-3	02S	06E	7	AD	No	WELL	54.50	30.07				BAILER	3/8/1995	MONITORING
<a href="#">157888</a>			FOUR WHEEL DRIVE PRODUCTS * MW-7	02S	06E	7	AD	No	WELL	60.00					OTHER	6/13/1996	MONITORING
<a href="#">157889</a>			FOUR WHEEL DRIVE PRODUCTS * MW-8	02S	06E	7	AD	No	WELL	46.00					OTHER	6/17/1996	MONITORING
<a href="#">163747</a>			FOURWHEEL DRIVE PRODUCTS * VP-1	02S	06E	7	AD	No	WELL	27.50					OTHER	5/13/1997	MONITORING
<a href="#">163751</a>			FOURWHEEL DRIVE PRODUCTS * VP-2	02S	06E	7	AD	No	WELL	28.00					OTHER	5/12/1997	MONITORING
<a href="#">163754</a>			FOURWHEEL DRIVE PRODUCTS * VP-3	02S	06E	7	AD	No	WELL	28.00					OTHER	5/13/1997	MONITORING
<a href="#">163757</a>			FOURWHEEL DRIVE PRODUCTS * VP-4	02S	06E	7	AD	No	WELL	31.00					OTHER	5/12/1997	MONITORING
<a href="#">163801</a>			FOURWHEEL DRIVE PRODUCTS * VP-6	02S	06E	7	AD	No	WELL	41.00					OTHER	5/9/1997	MONITORING
<a href="#">163767</a>			FOURWHEEL DRIVE PRODUCTS * VP5	02S	06E	7	AD	No	WELL	37.50					OTHER	5/9/1997	MONITORING
<a href="#">211220</a>			THE VILLAGE INVESTMENT GROUP, .	02S	06E	7	AD	No	WELL	60.00	25.00	25.00	20.00	AIR	6/17/2004	IRRIGATION	
<a href="#">211223</a>			THE VILLAGE INVESTMENT GROUP, .	02S	06E	7	AD	No	WELL	60.00	27.00	27.00	30.00	AIR	6/18/2004	IRRIGATION	
<a href="#">216926</a>			THE VILLAGE INVESTMENT GROUP, .	02S	06E	7	AD	No	WELL	140.00	33.00	33.00	30.00	AIR	2/15/2005	IRRIGATION	
<a href="#">227323</a>			THE VILLAGE INVESTMENT GROUP, .	02S	06E	7	AD	No	WELL	129.00	38.00	38.00	25.00	AIR	7/25/2006	IRRIGATION	
<a href="#">129457</a>			TOWN PUMP * T-1	02S	06E	7	ADB	No	WELL	20.00	14.92				OTHER	3/22/1991	MONITORING
<a href="#">129459</a>			TOWN PUMP * T-2	02S	06E	7	ADB	No	WELL	21.80	18.76				OTHER	3/22/1991	MONITORING
<a href="#">129461</a>			TOWN PUMP * T-3	02S	06E	7	ADB	No	WELL	20.00	15.23				OTHER	2/25/1991	MONITORING
<a href="#">242474</a>		C30042291	THE VILLAGE INVESTMENT GROUP	02S	06E	7	ADD	No	WELL	109.00	35.00	35.00	25.00	AIR	4/16/2008	IRRIGATION	
<a href="#">218687</a>			HILLTOP CHEVRON	02S	06E	7	ADDB	No	WELL	41.00	33.00				OTHER	3/25/2005	MONITORING
<a href="#">218690</a>			HILLTOP CHEVRON	02S	06E	7	ADDB	No	WELL	41.00	32.00				OTHER	3/25/2005	MONITORING
<a href="#">218695</a>			HILLTOP CHEVRON	02S	06E	7	ADDB	No	WELL	41.00	32.00				OTHER	3/28/2005	MONITORING
<a href="#">96274</a>		65438	GOHDE JOSEPHINE	02S	06E	7	BAA	No	WELL	69.00	12.00	58.00	15.00	BAILER	8/20/1987	IRRIGATION	
<a href="#">121835</a>		76603	HUNTSMAN GLEN	02S	06E	7	BB	No	WELL	64.00	15.00		20.00	BAILER	10/16/1990	DOMESTIC	
<a href="#">96275</a>		60884	LE PALME JULES	02S	06E	7	BB	No	WELL	70.00	12.00	53.00	20.00	AIR	3/14/1986	DOMESTIC	
<a href="#">96273</a>		C021213-00	MEDICAL ARTS CENTER	02S	06E	7	BCAB	No	WELL	157.50	15.00	60.00	65.00	BAILER	8/19/1978	MEDICAL	
<a href="#">256672</a>		C30049222	CITY OF BOZEMAN	02S	06E	7	BD	No	WELL	38.00	7.50	7.50	40.00	AIR	6/28/2010	OTHER	
<a href="#">96276</a>		71506	SPIETH KEN	02S	06E	7	BDA	No	WELL	55.00	15.00		20.00	BAILER	5/1/1989	IRRIGATION	
<a href="#">226128</a>			MDOT* REPLACEMENT -P86-ROUSE AVENUE* ST-11	02S	06E	7	BDD	No	BOREHOLE	90.22	13.12				OTHER	10/12/2005	GEOTECH
<a href="#">226127</a>			MDOT* REPLACEMENT- P86-ROUSE AVENUE* ST-12	02S	06E	7	BDD	No	BOREHOLE	91.53	9.84				OTHER	10/8/2005	GEOTECH
<a href="#">226126</a>			MDOT* REPLACEMENT- P86-ROUSE AVENUE* ST-13	02S	06E	7	BDD	No	BOREHOLE	91.53	11.15				OTHER	10/8/2005	GEOTECH
<a href="#">226125</a>			MDOT*REPLACEMENT - P86-ROUSE AVENUE* ST-14	02S	06E	7	BDD	No	BOREHOLE	91.53	45.93				OTHER	10/9/2005	GEOTECH
<a href="#">226137</a>			MDOT*REPLACEMENT- P86-ROUSE AVENUE * ST-9A	02S	06E	7	BDD	No	BOREHOLE	91.50	65.90				OTHER	10/10/2005	GEOTECH
<a href="#">226135</a>			MDOT*REPLACEMENT- P86-ROUSE AVENUE*ST-10	02S	06E	7	BDD	No	BOREHOLE	91.50	10.00				OTHER	10/13/2005	GEOTECH
<a href="#">226138</a>			MDOT*REPLACEMENT- P86-ROUSE AVENUE*ST-9	02S	06E	7	BDD	No	BOREHOLE	28.50					OTHER	10/9/2005	GEOTECH
<a href="#">244496</a>			GALLIK BRIAN	02S	06E	7	CA	No	WELL	110.00	10.00	10.00	20.00	AIR	6/19/2008	DOMESTIC	
<a href="#">226263</a>		C30024212	DELANEY, MIKE &	02S	06E	7	CC	No	WELL	80.00	30.00	30.00	15.00	AIR	6/2/2006	IRRIGATION	

End of Report.  
82 record(s) listed.

<sup>2</sup>A single well record (a distinct GWIC Id) may be represented by more than one line in this report if more than one performance test was conducted on the well at the time of drilling.

**GWIC Id** = Key field for the GWIC database. Links to one page reports.  
**PDF** = Are scanned documents available through the Document Manager?

-  = Yes, click on the icon to download the PDF file.
-  = No, well was submitted electronically. No paper record exists.
-  = No, record does have a known well log but it is not scanned yet.
-  = No, record may or may not have a document to scan. Metadata is unclear.
-  = No, record was created from a source other than a well log. No paper record exists.

Use = Reported use of water.

**Disclaimer:** The preceding materials represent the contents of the GWIC databases at the Montana Bureau of Mines and Geology at the time and date of the retrieval. The information is considered unpublished and is subject to correction and review on a daily basis. The Bureau warrants the accurate transmission of the data to the original end user at the time and date of the retrieval. Retransmission of the data to other users is discouraged and the Bureau claims no responsibility if the material is retransmitted. There may be wells in the request area that are not recorded at the Information Center.

# **APPENDIX E**

## **NRIS Maps**

[Click here to close window and return to interactive map.](#)

# Underground Tanks, Petroleum Releases, and Release Compensation Sites - System Output Map

Date 9/13/2011 |

Width of Map=3.27 Miles

This map produced by the Natural Resource Information System-Helena MT 59620

## Selection Area

TOWN=BOZEMAN

With a Buffer of 1.00 Miles

● Underground Storage Tank

● Leaking Underground Tank

○ Petroleum Release Compensation Site

□ Owner Parcels

□ County

## Highways

— Interstate Route  
— U.S. Route  
— Montana Route  
--- Secondary Route

## Town Population

○ 0-100  
● 101-1,000  
⊕ 1,001-5,000  
⊗ Over 5,000

## Streams

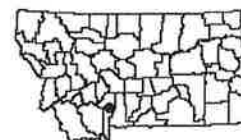
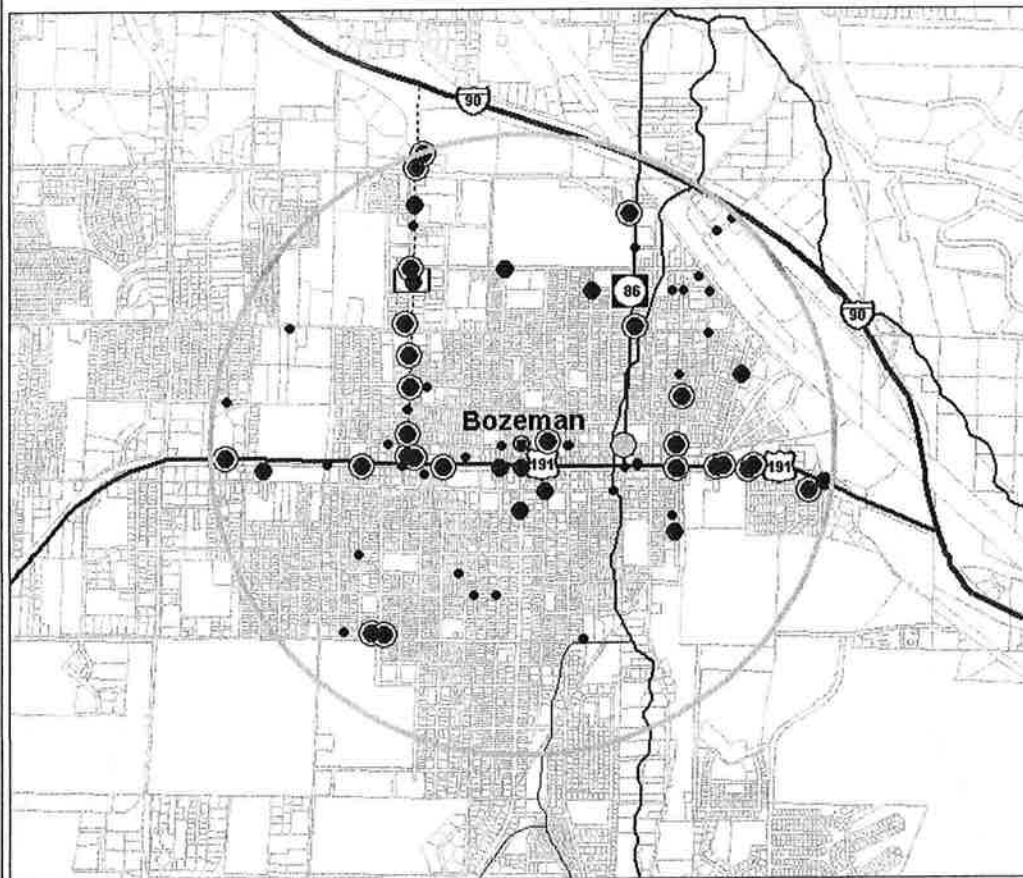
— Major river or stream  
— Other stream  
— Un-named stream

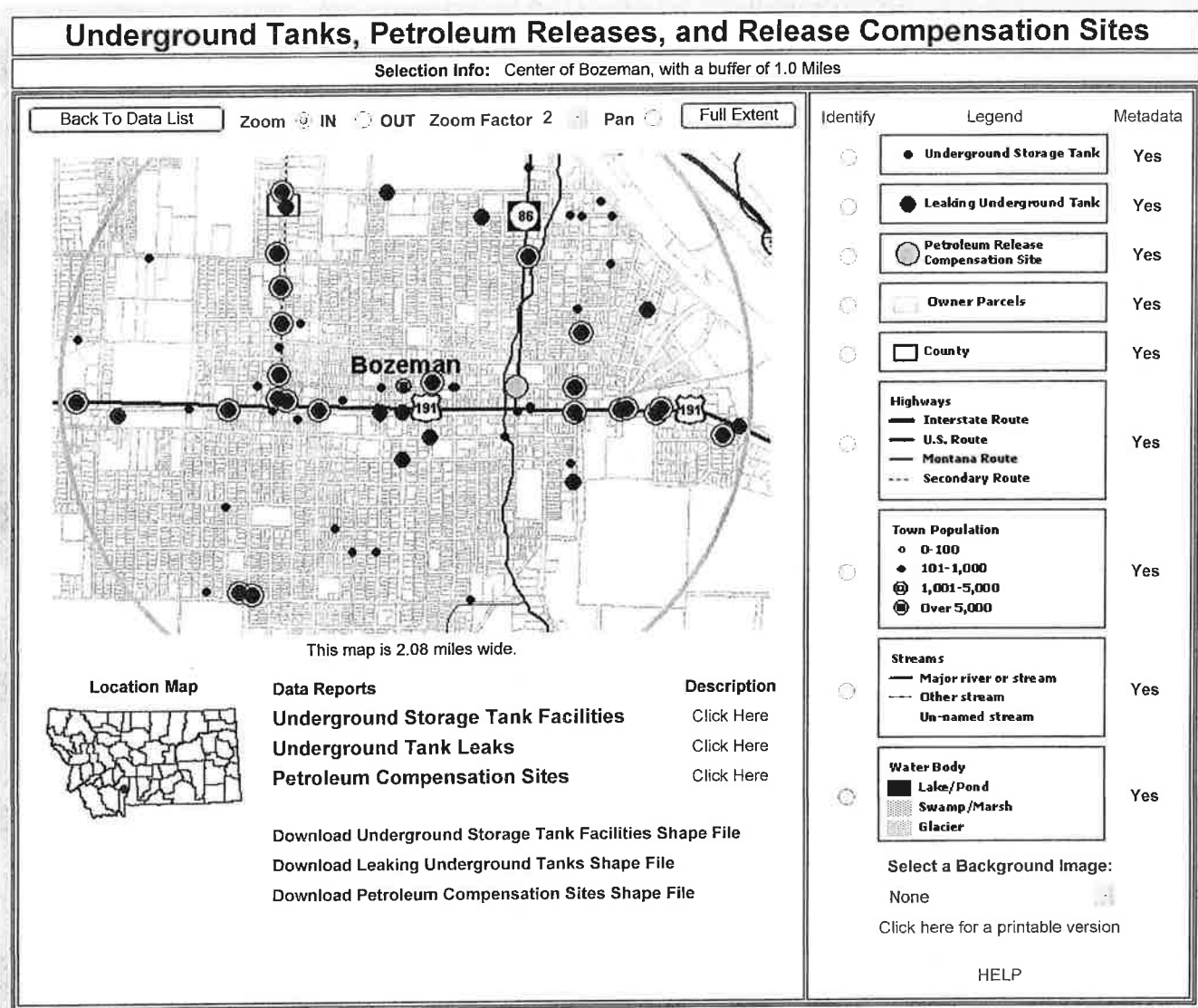
— Stream

## Water Body

■ Lake/Pond  
▨ Swamp/Marsh  
▨ Glacier

■ Lake





[Click here to close window and return to interactive map.](#)

## Remediation Response Sites - System Output Map

Date 9/13/2011 | Width of Map=3.27 Miles

This map produced by the Natural Resource Information System-Helena MT 59620

### Selection Area

TOWN="BOZEMAN"

With a Buffer of 1.00 Miles

### Remediation Response Sites

- State Superfund Program
- ⊙ Federal Superfund Program
- † Water Quality Act
- △ Agricultural Chemical Groundwater Protection Act
- ⊞ Voluntary Cleanup and Redevelopment
- ⚠ Hazardous Waste Act
- ⊙ Abandoned Mines Act
- ⊙ Metal Mine Reclamation Act
- ⊙ Solid Waste Management Act
- ⊕ Underground Storage Tank Act
- ✕ Brownfields
- ⊙ Enforcement Site

### Owner Parcels

### County

### Highways

- Interstate Route
- U.S. Route
- Montana Route
- Secondary Route

### Town Population

- 0-100
- 101-1,000
- ⊕ 1,001-5,000
- ⊙ Over 5,000

### Streams

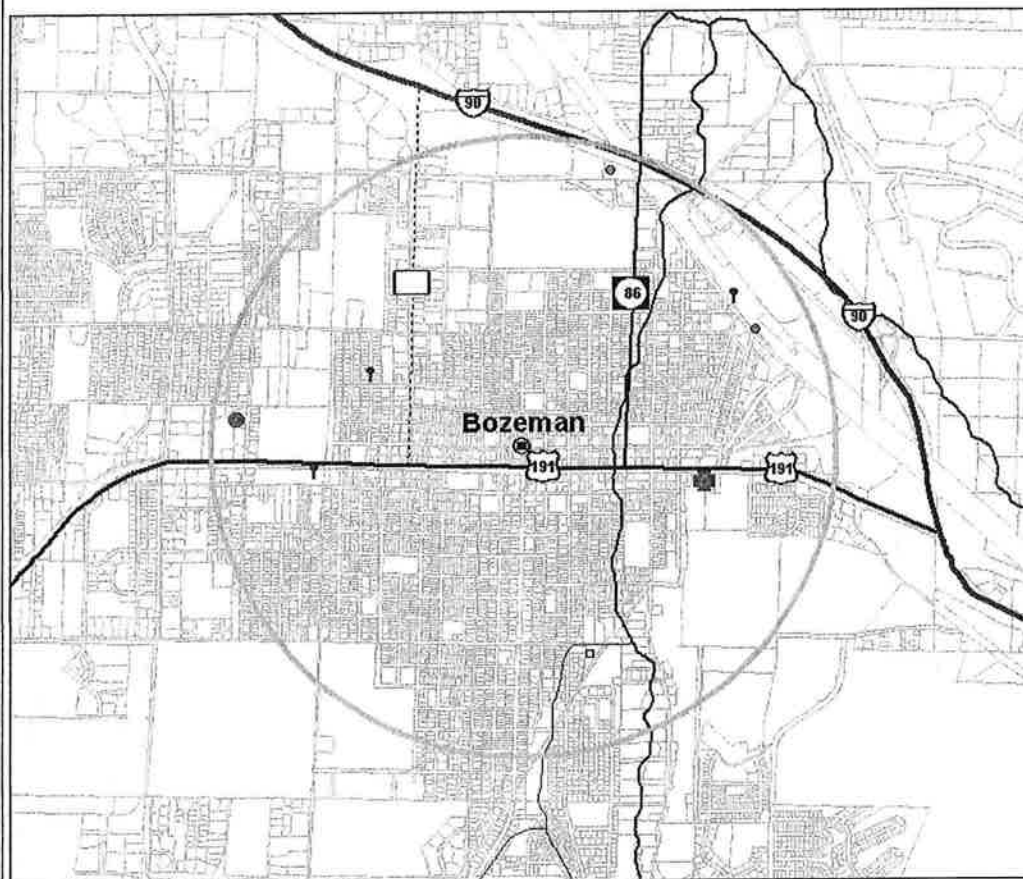
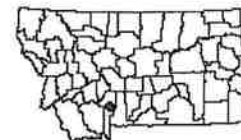
- Major river or stream
- Other stream
- Un-named stream

### Stream

### Water Body

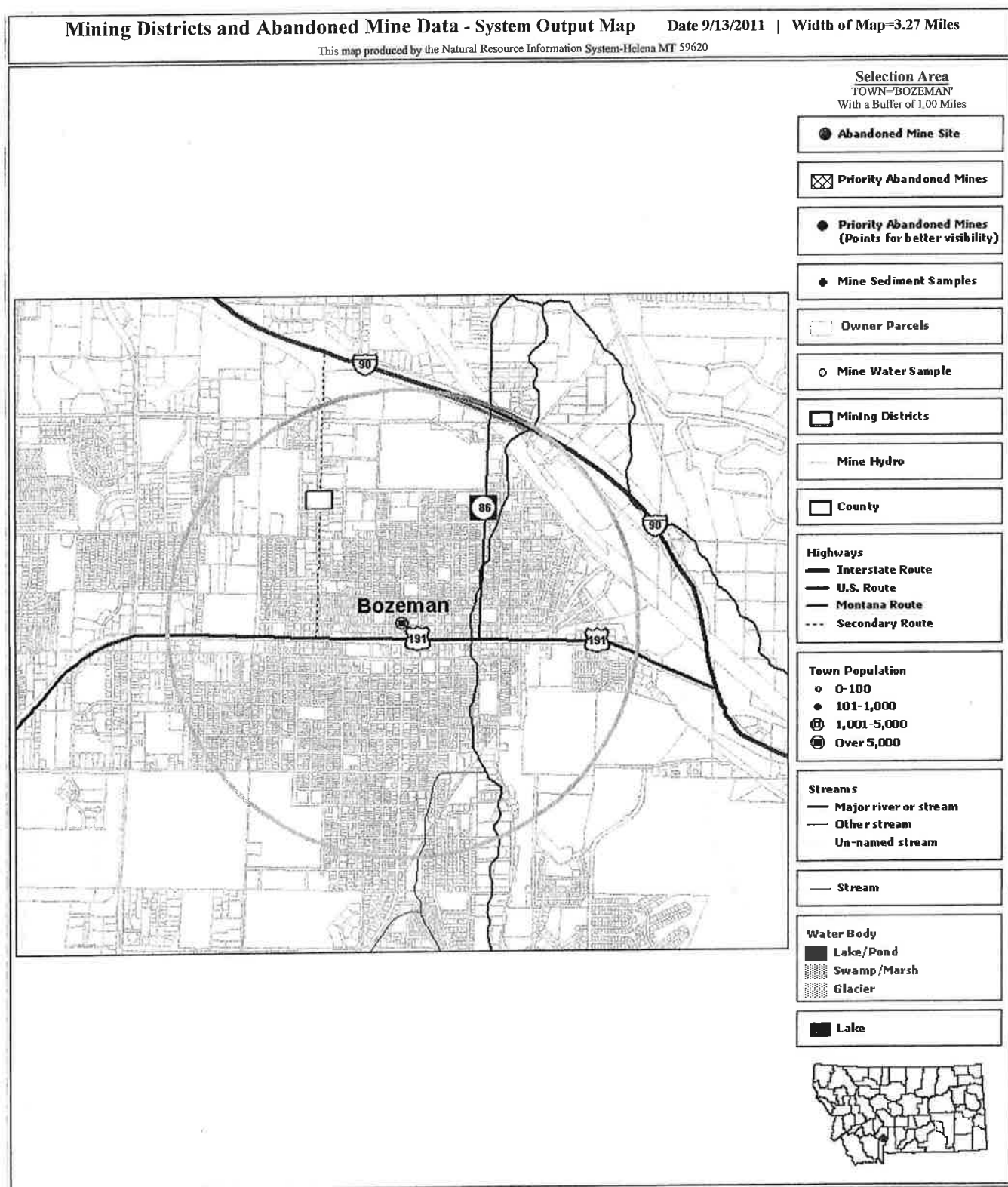
- Lake/Pond
- Swamp/Marsh
- Glacier

### Lake

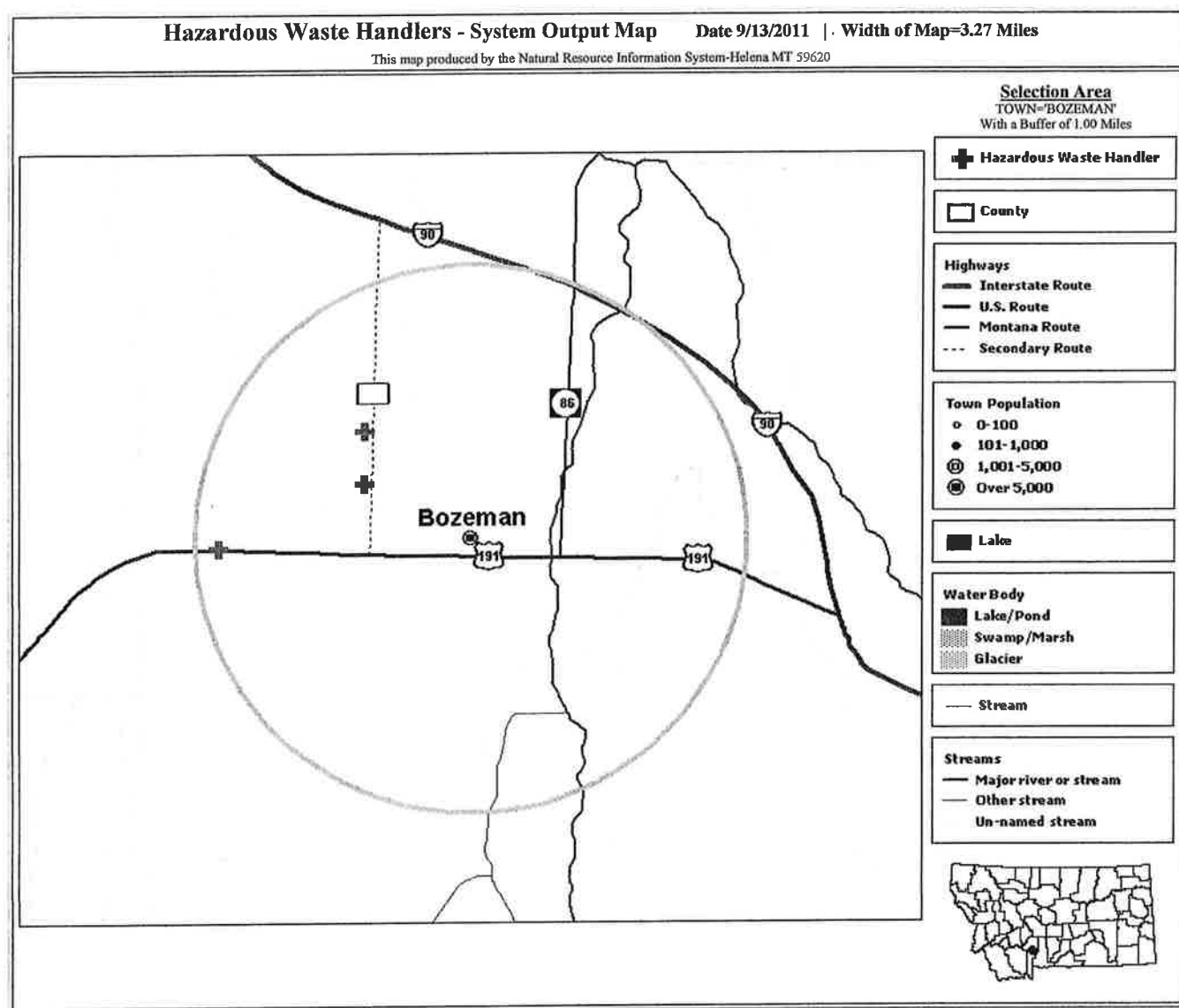




[Click here to close window and return to interactive map.](#)



[Click here to close window and return to interactive map.](#)



# **APPENDIX F**

## **Sanborn Fire Maps**

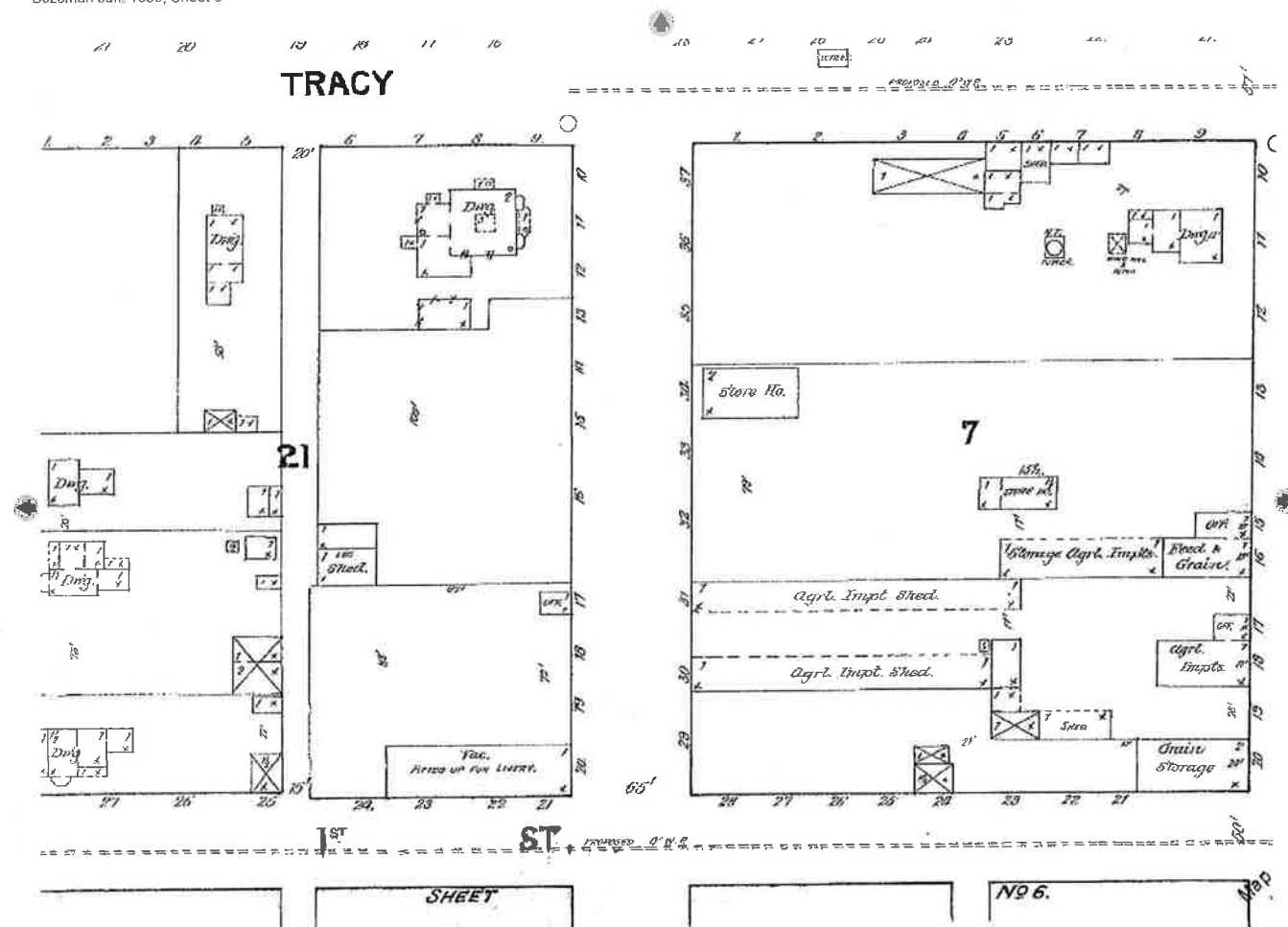
CLOSE WINDOW DOWNLOAD MAP PRINT CURRENT VIEW

Click on map  
to: ☒ zoom in ☐ re-center

Zoom: 150%

Select window size for viewing: ☐ ☐ ☐ ☐

Bozeman Jan. 1889, Sheet 3



X CLOSE WINDOW X DOWNLOAD MAP X PRINT CURRENT VIEW

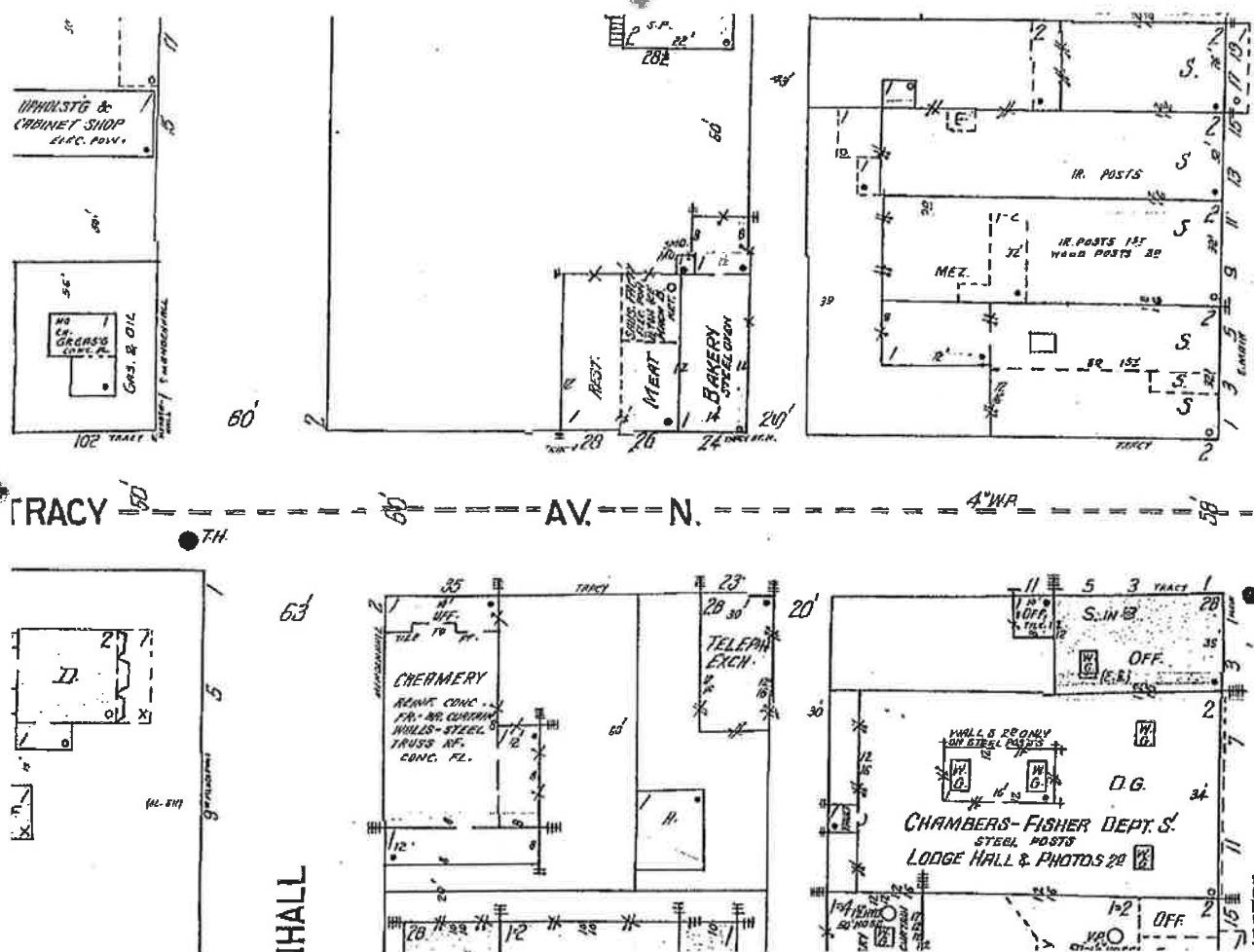
Click on map  
to:

zoom in re-center

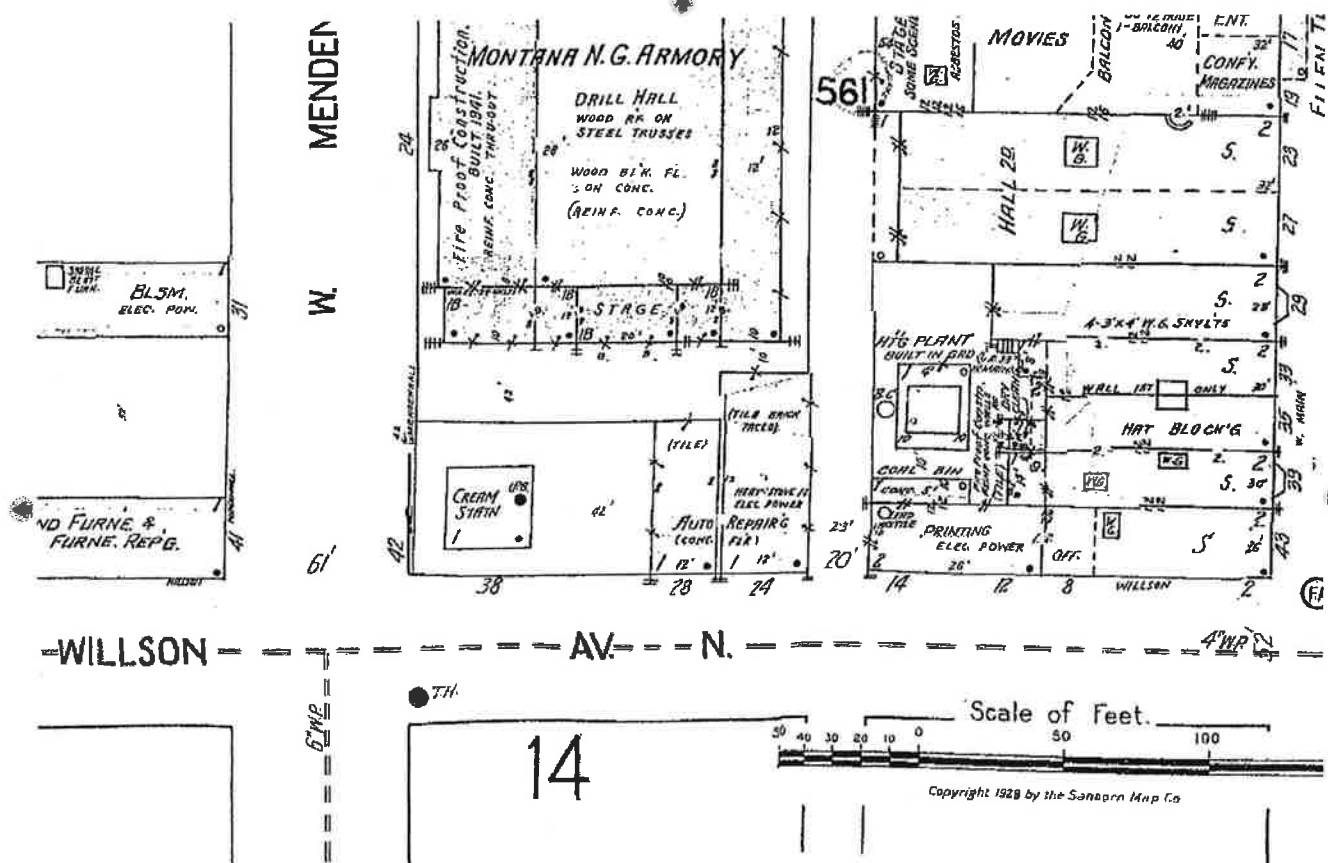
Zoom: 219%

Select window size for viewing: ☐ ☐ ☐ ☐ ☐

Bozeman Sept, 1927-Aug, 1943, Sheet 15



Bozeman Sept. 1927-Aug. 1943, Sheet 15



CLOSE WINDOW DOWNLOAD MAP PRINT CURRENT VIEW

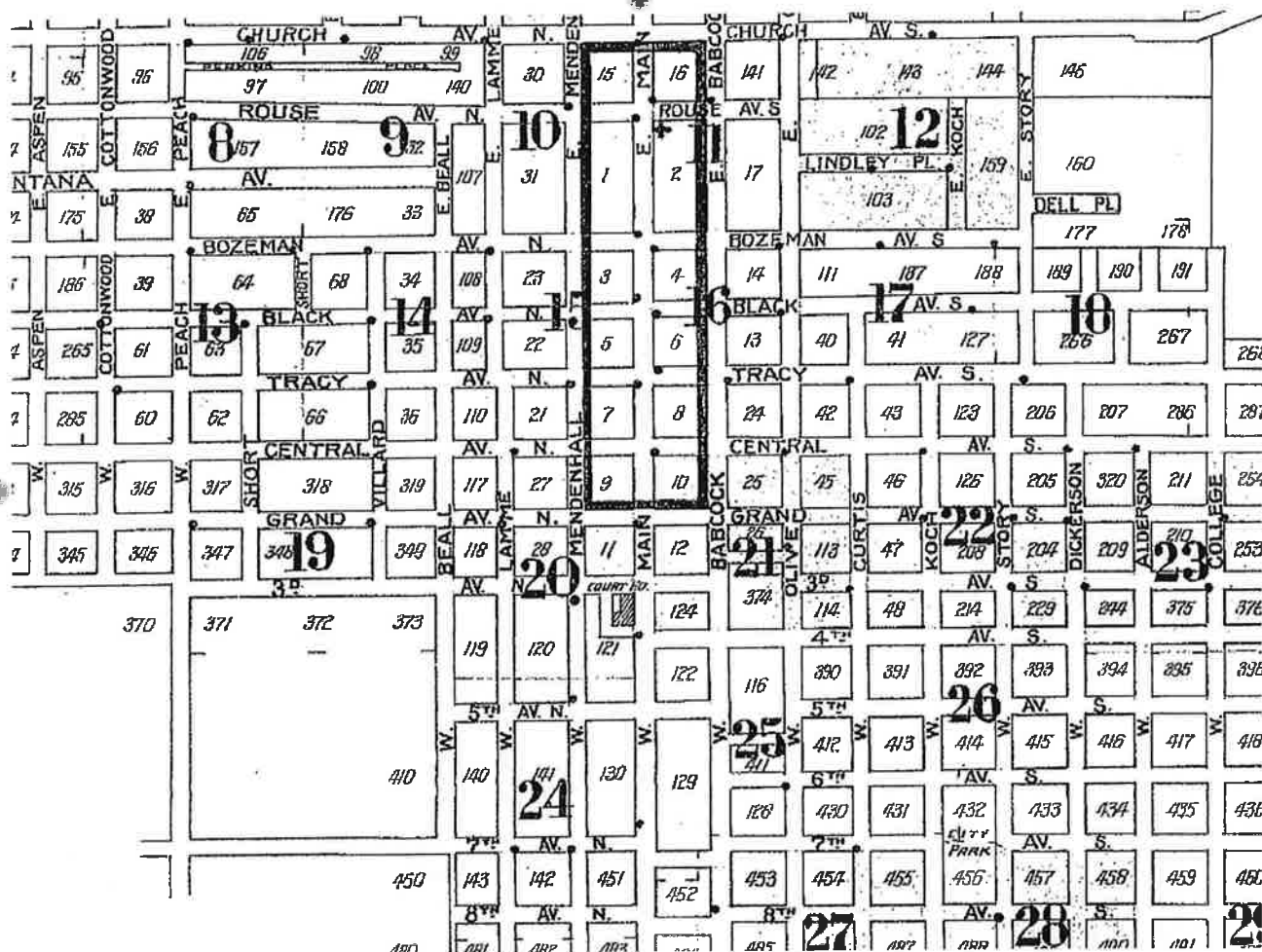
Click on map  
to:

zoom in re-center

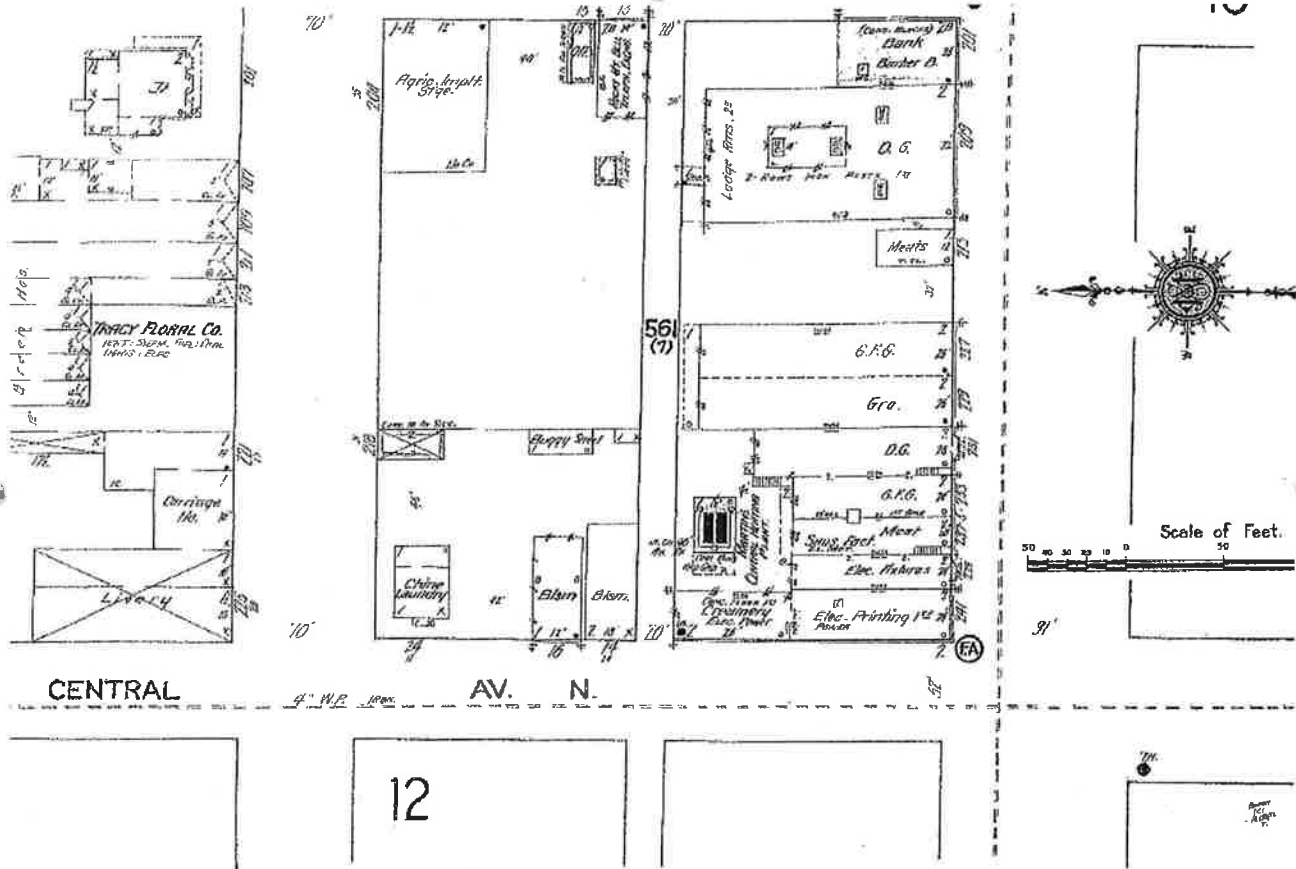
Zoom: 220%

Select window size for viewing: ☐ ☐ ☐ ☐ ☐

Bozeman Jan. 1904, Sheet 1





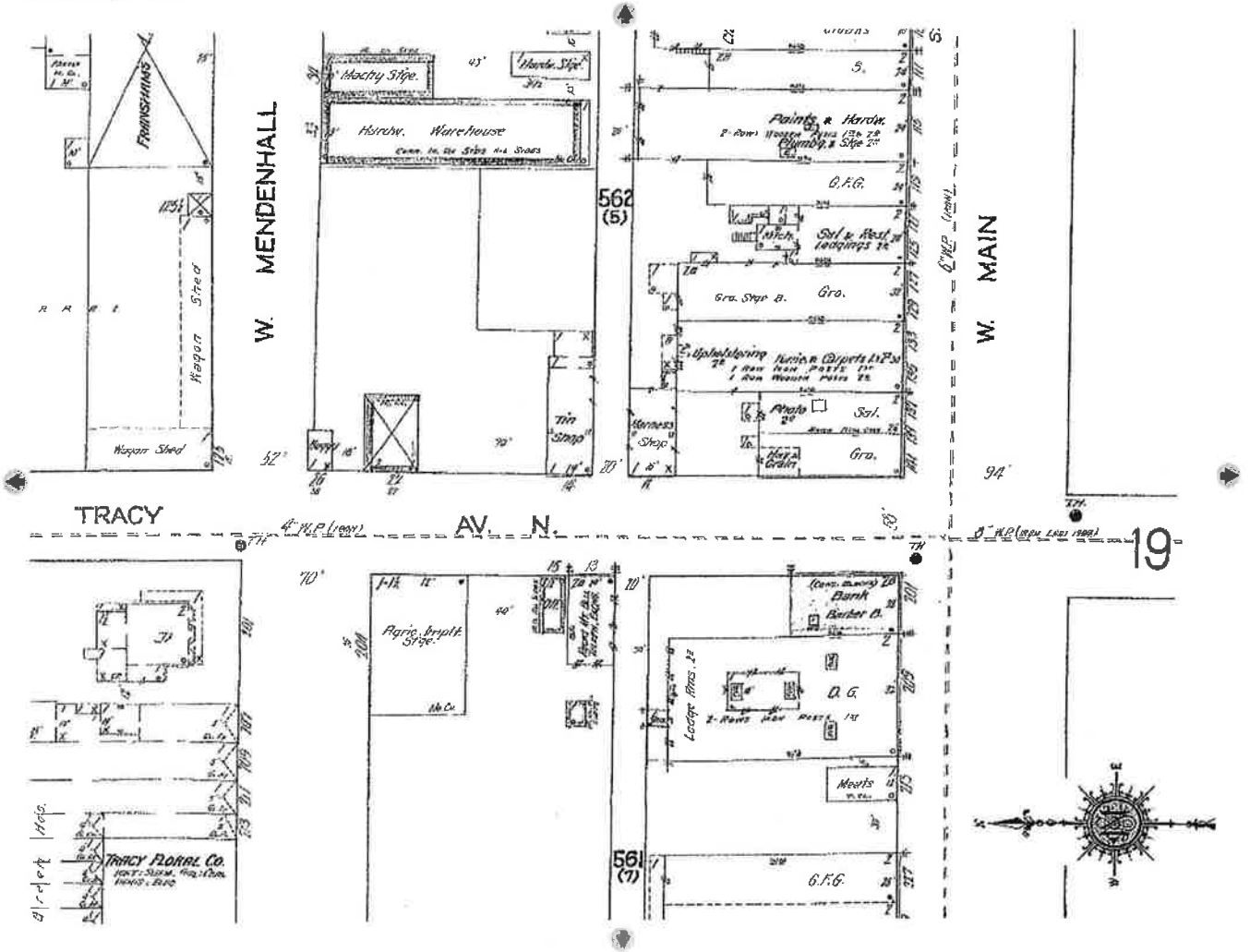


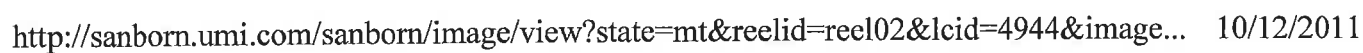
CLOSE WINDOW DOWNLOAD MAP PRINT CURRENT VIEW

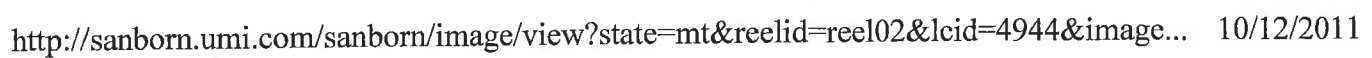
Click on map to: zoom in re-center Zoom: 150%

Select window size for viewing: [ ] [ ] [ ] [ ] [ ]

Bozeman Sept, 1912, Sheet 13







# Bridger View Inspections, Inc.



24Sundance Trail Bozeman, Montana 59718  
Office (406)388-9890 Fax (406)586-6331



[www.montanahomeinspector.com](http://www.montanahomeinspector.com)

## 100 EXECUTIVE SUMMARY

### 110 INTRODUCTION

At your request, we have performed a limited visual survey of specific construction components of the property located at: 24 West Mendenhall, Bozeman, Montana. The date of the survey was: August 24, 2011. Please see Section 200 of this report for a description of specific components which were assessed, and also Section 1200 for exclusions of this assessment. Negative comments throughout the body of this report are underlined.

### 120 GENERAL DESCRIPTION

#### 121 General Description

The subject property is two story on a basement, the approximate year of construction is 1941. The subject property is a 38,000 sq/ft concrete structure that has been vacant for approx five years with no utilities.

#### 122 Wall Construction

The majority of the wall construction is concrete with some lath and plaster on the interior. There is horizontal cracking noted at the north and west exterior walls with spalling concrete at the parapets on all sides of the structure. Due to the age of construction there is a large amount of aggregate within the concrete and not as much portland cement in comparison to current concrete mixtures. This can be seen at the north entrance above the main entry. These conditions reduce the life span of the concrete and increases spalling, delamination and damage. Recommend further evaluation by a Structural Engineer.

#### 123 Roof Construction

There appears to be spanning concrete beams at the north and south flat roof locations. The gymnasium roof appears to be constructed out of metal free span trusses.

### 130 GENERAL PHYSICAL CONDITION

Fair - Due to the following conditions:

- 1) Extreme roof leaking conditions at the north and south flat roof which has caused deterioration to the interior of the structure.
- 2) There is no apparent heat in the structure, this may have caused damage to water supply, boiler system and waste system.

# *Bridger View Inspections, Inc.*



*24 Sundance Trail Bozeman, Montana 59718*  
*Office (406)388-9890 Fax (406)586-6331*



*[www.montanahomeinspector.com](http://www.montanahomeinspector.com)*

## **140 SUMMARY of PROBABLE COSTS**

### **141 Immediate Repairs**

For specific details of the summary items in below, refer to Section 1100 of this report.

Immediate repairs are described as those repairs which are due to system deficiencies or deferred maintenance and are deemed to be necessary at this time of the inspection. Repairs are deemed to be immediate repairs if one or more of the following conditions exist: (1) existing or potential unsafe conditions, (2) obvious building or fire code violations, (3) conditions which if left unremedied, have the potential to result in or contribute to critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

1) Repair the roof to prevent roof leakage.

### **142 Major Projected Expenses**

Major Projected Expenses are those which are likely to be needed within the next 5 years. These are major component replacements or repairs which are likely to exceed \$3,000.

Section 500 Building Shell- Spalling concrete at the exterior.

Section 600 Plumbing Systems- See Plumbing section

Section 800 Electrical Systems- See Electrical section

Section 700 Heating, Ventilation & Air Conditioning- See HVAC section

# ***Bridger View Inspections, Inc.***



*24 Sundance Trail Bozeman, Montana 59718*  
*Office (406)388-9890 Fax (406)586-6331*



*[www.montanahomeinspector.com](http://www.montanahomeinspector.com)*

## **150 RECOMMENDATIONS for FURTHER EVALUATION**

If there are recommendations below for further evaluation by specialist contractors and/or engineers, we strongly advise that said evaluations be performed BEFORE close of your contract, so that you are fully aware of all circumstances regarding this structure to make your purchase decision.

## **160 DEVIATIONS from the ASTM E-2018 GUIDE**

### Documentation and Other Information:

None of the documents listed below were reviewed in the process of this PCA:

Appraisals, either current or previously prepared.

Certificates of Occupancy.

Safety inspection records.

Warranty information (roofs, boilers, chillers, cooling towers, etc.)

Records indicating the age of material building systems such as roofing, paving, plumbing, heating, air conditioning, electrical, etc.

Historical cost records, such as those costs incurred for repairs, improvements, recurring replacements, etc.

Pending proposals or executed contracts for material repairs or improvements, or descriptions of future work planned.

Outstanding citations for building, fire and zoning code violations.

ADA surveys or status of any improvements implemented to effect physical compliance.

Previously prepared property condition reports or studies pertaining to any aspect of the subject property's physical condition.

Records indicating building occupancy percentages.

Records indicating building turnover percentages.



# ***Bridger View Inspections, Inc.***



*24Sundance Trail Bozeman, Montana 59718*  
*Office (406)388-9890 Fax (406)586-6331*



*[www.montanahomeinspector.com](http://www.montanahomeinspector.com)*

Building rent rolls.

Leasing literature, listing for sale, marketing/promotional literature such as photographs, descriptive information, reduced floor plans, etc.

Drawings or specifications (as-built or construction).

Environmental Evaluations of the property , including but not limited to Phase 1-2-3 evaluations, underground tanks, and any environmental issues.

## Excluded Components

The following components are excluded from this PCA:

Any and all life safety components or equipment.

Any and all fire protection systems or equipment.

## **200 PURPOSE and SCOPE**

Our purpose for this Property Condition Assessment is as follows:

### 211 Visual Survey

To perform a limited, visual survey of specific components on the subject property and list our observations of items and conditions which indicate the need for immediate repair and / or future repairs. Following the ASTM 2018 Standards for Commercial Property Inspection.

### 212 Opinions of Probable Costs

To provide opinions of probable costs for the repair or replacement of those components which are found to be in need of immediate repair. These probable cost of remedy estimates are based on approximate known hourly rates of professional technicians and approximate cost of materials based on experience of the field observer.

The opinions of probable costs are intended solely as an indication of the approximate nature and scope of repair and cannot be relied upon as indicating actual nature of the repair and scope, and the actual cost of the repair. We strongly recommend that you consult with actual repair professionals to obtain firm bids by the related appropriate service companies and contractors as required.

# Bridger View Inspections, Inc.



24Sundance Trail Bozeman, Montana 59718  
Office (406)388-9890 Fax (406)586-6331



[www.montanahomeinspector.com](http://www.montanahomeinspector.com)

## 213 Projected Major Expenses

To ascertain which of the major components are likely to reach the end of their expected lifespan within the next 5 years, and list those components, along with opinions of probable costs for the replacement of those components.

## 214 Intent

Our intent is to appraise you of the general condition of the subject property and to provide information to you which will be helpful in your prepurchase considerations as it relates to the condition of the property.

## 220 SCOPE

### 221 Standards of Practice

The Standards of Practice used for this Property Condition Assessment (PCA) are those of *ASTM E 2018-01, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*, which has been prepared by the *American Society for Testing and Materials*.

ASTM is currently the only national organization that has produced a written standard for commercial property assessments and reports. Adherence to the *ASTM E 2018-01 Guide* is entirely voluntary. Bridger View Inspection has chosen to incorporate these standards as an integral part of our property condition assessment process in order to promote a degree of uniformity and professionalism with regards to commercial real estate transactions.

Every commercial property is different, and every client has different needs, expectations and budgets. Our approach to these varying requirements is to custom tailor each of our property assessments individually according to those differences and needs and the condition of the property. As a result, some of the *ASTM E 2018-01* guidelines may not fully cover your requirements, we are prepared to offer services as listed in our service contract for your consideration. Any deviations from the *ASTM Guide* are listed in the EXECUTIVE SUMMARY of the report under Section 160.

### 222 Inclusions

The scope of our assessment was limited to the following specific visually accessible components:

Foundations of the building(s), structural framing (load carrying members only), building exteriors, roof structure and load carrying members of the roof framing, mechanical systems, electrical systems, and plumbing systems.

### 223 Report is Confidential

Our assessment and this report are intended to be confidential to you, our client, for your exclusive use. They cannot be relied upon by a third party as property conditions can change by the day and hour. We make no representation as to the condition of this property other than stated specifically in writing in the text of this narrative report. The client which we are under contract with further agrees to indemnify Bridger View Inspections against any third party claims. Further investigation including acquisition of bids by contractors and service companies in respect to any recommendations within this report are required and recommended.

# *Bridger View Inspections, Inc.*



*24Sundance Trail Bozeman, Montana 59718*  
*Office (406)388-9890 Fax (406)586-6331*



*[www.montanahomeinspector.com](http://www.montanahomeinspector.com)*

## 224 Explanation of Report

On the following pages is a discussion of our findings by specific categories of construction as outlined in the Table of Contents at the beginning of this report. Within each category is a brief description of the component or system, some discussion of our observations made during the survey, followed by conclusions, including suggested remedial actions. An opinion of probable costs to indicate the nature and scope of deferred maintenance and immediate repairs are outlined in Section 1100 of this report, (if applicable).

## **400 SITE IMPROVEMENTS**

### **420 UTILITIES**

#### 421 Water

We were unable to determine the type and content of the water supply to the structure. Due to the age of construction it is possible that the water supply line could be lead.

#### 422 Electricity

Meter is located at the east side of the structure. The meter has been turned off to the structure by the power company.

#### 423 Gas

The Natural Gas meter is located at the S.W. corner of the structure. There was possibly a second meter located at the N.E. side of the structure to supply the boiler system.

#### 424 Sanitary Sewer

The subject property appears to be serviced by the public sewer system, however, these components ARE NOT A PART OF THIS ASSESSMENT.

#### 425 Storm Drain System

The subject property appears to be serviced by the public storm drain system.

#### 429 Special Utility Systems

None.

# Bridger View Inspections, Inc.



24 Sundance Trail Bozeman, Montana 59718  
Office (406)388-9890 Fax (406)586-6331



[www.montanahomeinspector.com](http://www.montanahomeinspector.com)

## 500 BUILDING SHELL

### 510 STRUCTURAL FRAME

511 Foundation	The above ground portions of the foundation reveal a concrete stem wall at the perimeter.
512 Load Bearing Walls	Concrete.
513 Floor Framing System	Concrete.
514 Roof Framing System	Concrete and free span metal.
Roof Sheathing	DNE.
515 Attic Spaces	None.
Attic Insulation :	None visible.
516 Underfloor Crawl Spaces	None.
519 Fungal Growth	<p><b><u>Visual Fungal Growth was observed at the following locations: Main, upper level, stairways.</u></b></p> <p><b><u>We do not have the background , education and experience in the field of fungal evaluation. We STRONGLY recommend the following protocol: A full evaluation by an Industrial Hygenist or the professional of your choosing, Professional Mold Remediation by the Remediator of your choice, and a followup evaluation by the individual that preformed the preliminary evaluation, to insure completion. We recommend that this be completed prior to the close of your contract , should you elect not to follow this protocol or elect not to follow this protocol prior to the close of your contract you assume all responsibility for the above noted conditions.</u></b></p>

### 520 BUILDING ENVELOPE

521 Exterior Cladding	None.
-----------------------	-------

# Bridger View Inspections, Inc.



24Sundance Trail Bozeman, Montana 59718  
Office (406)388-9890 Fax (406)586-6331



[www.montanahomeinspector.com](http://www.montanahomeinspector.com)

## 522 Fenestration Systems - Doors

Metal/Wood.

## 523 Fenestration Systems - Windows

Several of the windows were broken and damaged. Most of the windows were covered with plywood to prevent further damage to the windows.

## 524 Parapets and Canopies

The concrete parapets were spalling on all sides of the structure. Recommend further evaluation by a Concrete Wall Contractor and Structural Engineer.

## 529 Other Observations

The steps at the N.W. entry are settling and cracking. Recommend further evaluation by a Concrete Contractor.

## 530 ROOFING

## 531 Roofing Materials

There is rolled roofing on the flat roofs. We were unable to determine the type or composition of the material at the barrel roof over the gymnasium. Recommend further evaluation by a Roofing Contractor.

## 532 Slope of Roof

Flat and 6:12.

## 533 Roof Flashings

All the flashing at the parapet walls are open to moisture intrusion. Flashing at all roof drains are in poor condition allowing water intrusion. I recommend that all flashings be inspected by a Licensed Roofer.

## 538 Roof Drainage

Drainage from the upper roof above the gymnasium drains through scuppers onto the lower flat roof into built in drains. Roof drainage is accomplished by drains and overflows built into the roofing surface, as typical for a low pitch roof. These drains appear to be leaking inside the structure which is causing interior damage.

## 539 Other Observations

Leakage was noted at the following locations:

- 1) Gymnasium north and south ceilings.
- 2) South garage
- 3) Upstairs north ceilings.

# Bridger View Inspections, Inc.



24 Sundance Trail Bozeman, Montana 59718  
Office (406)388-9890 Fax (406)586-6331



[www.montanahomeinspector.com](http://www.montanahomeinspector.com)

## 600 PLUMBING SYSTEM

### 610 PIPING & DISTRIBUTION

#### 611 Supply Piping System

The water is off to the property, we are unable to evaluate the following including but not limited to: water and sewer lines below grade, interior plumbing lines, toilets, sinks, etc. We recommend a Licensed Plumber evaluate the plumbing in the entire structure before turning water on to the structure.

#### 612 Waste Piping System

Waste line plumbing is cast iron and galvanized pipe at all areas where visible. Functional flow was noted at a representative sampling of fixtures. We can not determine the conditions of the waste line below grade.

#### Sump pumps:

- 1) Mechanical Room - Full of water with no waste termination line.
- 2) S.W. Basement - Sump hole was dry, there is no sump or waste line installed.

#### 613 Natural Gas/LPG System

Gas system was not turned on at time of inspection. We suggest that the utility company pressure test all gas lines within the structure prior to the supply of gas to the structure.

#### Gas supply lines open at:

- 1) Kitchen
- 2) Boiler.

### 620 HOT WATER PRODUCTION

#### 621 Water Heaters

Two Rheem 50 gallon gas fired hot water heaters: Age 1990 - We recommend that you budget for replacement of these hot water heaters due to age. These units can fail at any time.

The gallonage of the hot water heaters does not appear adequate for the structure (100 gallons).

### 630 PLUMBING FIXTURES

# Bridger View Inspections, Inc.



24Sundance Trail Bozeman, Montana 59718  
Office (406)388-9890 Fax (406)586-6331



[www.montanahomeinspector.com](http://www.montanahomeinspector.com)

Water is off to all fixtures - Did not test.

## 700 HEATING, AIR CONDITIONING & VENTILATION

### 710 HEAT GENERATION

#### 711 Heating System Description

The installed system is a Steam Boiler System.

#### 712 Heat Generation Equipment

Mfg. - Peerless, approx age 1980.

**Water and natural gas is off the boiler on the day of the assessment. No evaluation.**

**We recommend further evaluation of this boiler including but not limited to: the boiler, all lines, safety systems, etc. by a Licensed Steam Boiler Technician ( Williams Plumbing and Heating - 406-587-0969) for operation and safety. A State of Montana Boiler inspection label was not located. We recommend that the boiler be evaluated and repaired by a Boiler Technician than inspected by The State of Montana.**

### 730 AIR CONDITIONING

#### 731 Air Conditioning System Description

None.

### 740 VENTILATION

#### 741 Bathroom/Restroom Ventilation

**Ventilation is inadequate in the following locations: all bathrooms and basement.**  
The moist air created in bathrooms can cause deterioration of almost all components of the room, given enough time. Effective ventilation can be achieved by the installation/repair of an exhaust fan or operable window.

#### 742 Workspace Ventilation

Kitchen - Overhead fan partially missing.



# Bridger View Inspections, Inc.



24Sundance Trail Bozeman, Montana 59718  
Office (406)388-9890 Fax (406)586-6331



[www.montanahomeinspector.com](http://www.montanahomeinspector.com)

## 800 ELECTRICAL SYSTEM

### 810 INCOMING SERVICE

#### 811 Service Conductors

Electrical service to the property is via overhead conductors from the utility company. The electrical meter is located at the east side of the structure. The power was off to the structure on the day of the assessment.

#### 812 Main Disconnect

The main disconnect is located in the S.E. corner of the basement of the structure. The main disconnect is 600 AMPS. The following conditions were noted:

1) Copper wire has been cut out of the panel and melted insulation and wiring was seen. We recommend a complete evaluation of the following by a Licensed Electrician including but not limited to: the main service, the main disconnect, all electrical panels, wiring, grounding, etc. prior to turning on any power to the structure.

### 820 PANELS & SWITCHBOARDS

#### 821 Panel Types

All other panels are 125/220 amp.

#### 829 Other Panel & Switchboard Considerations

Recommend further evaluation by a Licensed Electrician.

### 830 DISTRIBUTION SYSTEM

#### 831 Distribution Conductors

The type of wiring used is a combination of two wire ungrounded type, and "3 wire romex", (newer type).

Branch wiring is copper where it is visible.

#### 833 Switches and Outlets

Power was off to the system on the day of the assessment.

# Bridger View Inspections, Inc.



24 Sundance Trail Bozeman, Montana 59718  
Office (406)388-9890 Fax (406)586-6331



[www.montanahomeinspector.com](http://www.montanahomeinspector.com)

## 900 OTHER SYSTEMS & COMPONENTS

### 910 VERTICAL TRANSPORTATION

The evaluation of this structure for compliance with The Americans with Disability Act is beyond the scope of this assessment. Please consult with CTA Architects at 406-556-7100.

### 920 INTERIOR COMMON AREAS

#### 921 Floors & Floor Coverings

Floor tiles and floor adhesive in the structure may contain ACM ( Asbestos Containing Material).

#### 922 Walls and Wall Coverings

Due to age of the property (pre 1978) the paint in this structure may contain lead based paint.

Damage to the walls was noted at: upstairs interior wood walls, stairwell walls, water staining and interior wall cavity, deterioration, fungal growth and rot can not be determined. The evaluation of the interior walls, floor and ceiling cavities for the following including but not limited to: rot, fungal growth, deterioration, etc. is beyond the scope of this inspection.

#### 923 Ceilings

All ceilings at the north upper main floor and basement show water intrusion, mold and damage. Recommend remediation.

#### 924 Interior Doors

The glass on the interior doors does not have the recommend tempered glass.

#### 925 Stairways and Landings

The north and south stairs to the stage do not have the recommend hand rails installed.

#### FUNGAL GROWTH

Visual Fungal Growth was observed at the following locations: First floor, second floor and basement. We do not possess the background , education , and experience in the field of fungal evaluation. Our Service Contract, that you have signed specifically advises you that the identification of fungal growth, spores is beyond the scope of this inspection. We Strongly recommend the following protocol: Evaluation by an Industrial Hygenist of your choosing. Professional Mold Remediation, Advanced Mold Solutions 406-579-3113, Buffalo Restoration 406- 586-8109. and a post remediation test by the person of your choosing. Should you elect not to follow this protocol, you assume all responsibility for the remediation of any visual fungal growth.

# Bridger View Inspections, Inc.



24 Sundance Trail Bozeman, Montana 59718  
Office (406)388-9890 Fax (406)586-6331



[www.montanahomeinspector.com](http://www.montanahomeinspector.com)

927 Kitchen Appliances

None.

## 940 FIRE PROTECTION

941 Sprinklers and Standpipes

No fire sprinkler system was found at this structure.

942 Fire Extinguishers

**None - Add.**

943 Fire Alarm Systems

A fire alarm system appears to be installed for this structure, however, these are beyond the scope of this assessment.  
Power off did not test.

949 Other Components

**Please consult with Fire Suppression Systems, 406-586-4701 for a complete evaluation of this structure for compliance with current fire and life safety codes for the location of the subject property.**

## 1100 OPINIONS of PROBABLE COSTS

The conditions referred to in this section of the report are copied from the " Systems and Components" section ( Sections 400-900). there are repeated here so that the reader has all of the Cost Estimates for Immediate Repairs and Extended Repairs in one location for easy reference. The estimated probable costs of repair in this report have been determined by the use of cost estimating manuals, third party contractors, our company manuals and/or personal construction experience. Opinions of Probable Costs should only be construed as preliminary budgets. Actual cost most probably will vary from the consultant's opinions of Probable Costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work, quality of the contractor, quality of project management exercised, market conditions , and whether competitive pricing is solicited, etc.

## ADDITIONAL CONSIDERATIONS

**We recommend you consult with all the professionals recommend in this report for estimates on repair, evaluation and remediation. Due to the condition of the property and the components of the property we cannot render an opinion of probable costs.**

# *Bridger View Inspections, Inc.*



*24Sundance Trail Bozeman, Montana 59718*  
*Office (406)388-9890 Fax (406)586-6331*



*[www.montanahomeinspector.com](http://www.montanahomeinspector.com)*

## **1200 OUT of SCOPE CONSIDERATIONS**

### **1210 ACTIVITY EXCLUSIONS**

The activities listed below generally are excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with the *ASTM E 2018-99 Guide*. These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement under the *ASTM Guide*.

#### **1211 Moving Personal Items**

Removing or relocating materials, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operating of equipment or appliances; disturbing personal items or property that obstructs access or visibility.

#### **1212 Calculations**

Preparing engineering calculations (civil, structural, mechanical, electrical, etc.) to determine any system's, component's, or equipment's adequacy or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy and physical deficiency.

#### **1213 Measurements**

Taking measurements or quantities to establish or confirm any information or representations provided by the owner or user, such as size and dimensions of the subject property or subject building; any legal encumbrances, such as easements; dwelling unit count and mix; building property line setbacks or elevations; number and size of parking spaces; etc.

#### **1214 Wood Destroying Organisms**

Reporting on the presence or absence of pests such as wood damaging organisms, rodents, or insects unless evidence of such presence is readily apparent during the course of the field observer's walk-through survey or such information is provided to the consultant by the owner, user, property manager, etc. The consultant does not provide a suggested remedy for treatment or remediation, determine the extent of infestation, nor provide opinions of probable costs for treatment or remediation of any deterioration that may have resulted.

#### **1215 Subterranean Conditions**

Reporting on the condition of subterranean conditions, such as underground utilities, separate sewage disposal systems, wells; systems that are either considered process related or peculiar to a specific tenancy or use; wastewater treatment plants; or items or systems that are not permanently installed.

# *Bridger View Inspections, Inc.*



*24Sundance Trail Bozeman, Montana 59718*  
*Office (406)388-9890 Fax (406)586-6331*



*[www.montanahomeinspector.com](http://www.montanahomeinspector.com)*

## 1216 Dangerous Conditions

Entering or accessing any area of the premises deemed to pose a threat of dangerous or adverse conditions with respect to the field observer or to perform any procedure, that may damage or impair the physical integrity of the property, any system, or component.

## 1217 Shutdown Equipment

Providing an opinion on the condition of any system or component, that is shutdown, or whose operation by the field observer may increase significantly the registered electrical demand-load; however, the consultant is to provide an opinion of its physical condition to the extent reasonably possible considering its age, obvious condition, manufacturer, etc.

## 1218 Acoustical Characteristics

Evaluating acoustical or insulating characteristics of systems or components.

## 1219 Security Concerns

Providing an opinion on matters regarding security of the subject property and protection of its occupants or users from authorized access.

## 1220 Time Controlled Equipment

Operating or witnessing the operation of lighting or other systems typically controlled by time clocks or that are normally operated by the building's operation staff or service companies.

## 1221 Environmental Concerns

Providing an environmental assessment or opinion of the presence of any environmental issues such as asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc.

1222 Mold, mold spores, fungi, fungi spores, indoor air quality or any form of evaluation for the presence of fungal or molds, or indoor quality issues.

## **1230 WARRANTY, GUARANTEE, and CODE COMPLIANCE EXCLUSIONS**

By conducting a PCA and preparing a PCR, the consultant merely is providing an opinion and does not warrant or guarantee the present or future condition of the subject property, nor may the PCA be construed as either a warranty or guarantee of any of the following:

### 1231 Component's Condition

Any system's or component's physical condition or use, nor is a PCA to be construed as substituting for any system's or equipment's warranty transfer inspection.

### 1232 Compliance with Governing Authorities

Compliance with any federal, state, or local statute, ordinance, rule or regulation including, but not limited to, building codes, safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the

# *Bridger View Inspections, Inc.*



*24Sundance Trail Bozeman, Montana 59718*  
*Office (406)388-9890 Fax (406)586-6331*



*[www.montanahomeinspector.com](http://www.montanahomeinspector.com)*

standards developed by the insurance industry; however, should there be any conspicuous material violations observed or reported based upon actual knowledge of the field observer or the PCR reviewer, they shall be identified in the PCR.

## 1233 Other Compliance

Compliance of any material, equipment, or system with any certificates or actuation rate program, vendor's or manufacturer's warranty provisions, or provisions established by any standards that are related to insurance industry acceptance/approval, such as FM, State Board of Fire Underwriters, etc.

## **1300 QUALIFICATIONS**

### **1310 PCR FIELD OBSERVER**

#### 1311 Definition

The PCR Field Observer is the individual designated by Bridger View Inspections Inc. who conducts the walk-through survey at the subject property.

#### 1312 Identification

The field observer for this property condition assessment was Jeff Thorsen.

### **1320 PCR REVIEWER**

#### 1321 Definition

The PCR Reviewer is the individual who is designated by Bridger View Inspection to exercise reasonable control over the field observer and to review the report.

# *Bridger View Inspections, Inc.*



*24 Sundance Trail Bozeman, Montana 59718*  
*Office (406)388-9890 Fax (406)586-6331*



*[www.montanahomeinspector.com](http://www.montanahomeinspector.com)*

## **1400 LIMITING CONDITIONS**

- 1) No gas, water, electricity (utilities) were on at the time of the assessment.
- 2) The safe at the north wall of the gymnasium is locked, recommend further evaluation.
- 3) The interior floor, wall and ceiling cavities.
- 4) This structure was used as a National Guard Armory. We cannot determine the presence of the following including but not limited to: gun powder, hazardous materials, explosives, etc.

## **1500 CLOSING COMMENTS**

We have attempted to be very thorough in our assessment of this property, and have strived to convey the findings to you in a way that is useful and easy to understand. We wish to thank you for your trust in regards to this very important part of your decision making process.

In addition to the summary and main body of this report, please be sure to review the supporting documentation, (if any), and photographs. Please feel free to call us if you have questions.

Sincerely,  
Jeffrey W. Thorsen, Principal.



## **PHOTO PLATES**

**Refer to the body of  
the report for further  
information  
regarding the  
following photos.**

*Property Condition Report*

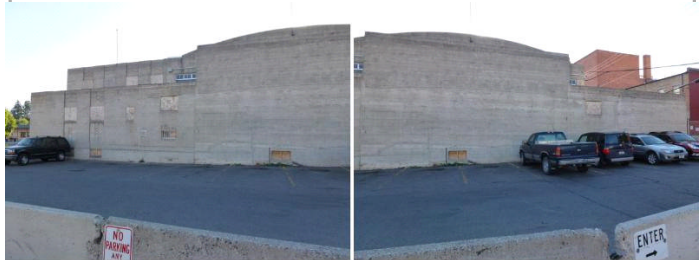


**Photo #1**

North Elevation.

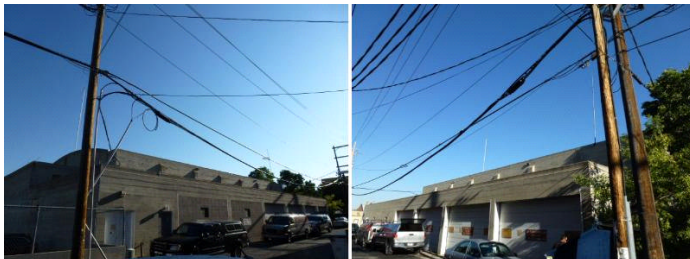
**Photo #2**

West Elevations.



**Photo #3**

South Elevations.



Bridger View Inspections.

**Photos 1 - 3**

**PROPERTY CONDITION ASSESSMENT**

## Property Condition Report



← **Photo #4**

East Elevations.

**Photo #5** →

Exterior concrete is cracking and spalling at the north side of the structure at the parapets and at the bottom of the light pole. Recommend further evaluation by a Structural Engineer.



← **Photo #6**

There is a settling crack at the N.W. entry steps. There appears to be horizontal cracking at the west exterior wall. Recommend further evaluation by a Structural Engineer.

Bridger View Inspections.

**Photos 4 - 6**

**PROPERTY CONDITION ASSESSMENT**

## Property Condition Report

Bridger View Inspections.



**Photo #7**

The sidewalk at the north side of the property has excessive cracking. Recommend further evaluation by a Flat Work Concrete Contractor.

**Photo #8**



The roof flashing at the south side of the structure above the garage is delaminating and is pulling away from the parapet. Recommend further evaluation by a Roofer.



**Photo #9**

Evidence of water ponding was noted at various areas on the flat roof above the south garage. Recommend further evaluation by a Roofer.



Bridger View Inspections.

**Photos 7 - 9**

**PROPERTY CONDITION ASSESSMENT**



## Property Condition Report

Bridger View Inspections.



← **Photo #10**

There appears to be inadequate drainage off the barrel roof. Water ponding was noted. Recommend further evaluation by a Roofer. The roof material is delaminating from the roof structure.

**Photo #11** →

There is granular loss and deterioration noted on the north flat roof. The roof to wall flashing is delaminated and is pulling away from the parapets. Recommend further evaluation by a Roofer.



← **Photo #12**

Roof drainage appears to be inadequate at all sides of the roof system. Recommend further evaluation by a Roofer.



Bridger View Inspections.

**Photos 10 - 12**

**PROPERTY CONDITION ASSESSMENT**

## Property Condition Report

Bridger View Inspections.



← Photo #13

There are large amounts of pigeon feces in the gymnasium. Pigeon feces may be harmful to the respiratory system, recommend professional remediation. The wood floor in the gymnasium is uplifting due to excessive moisture intrusion.

Photo #14 →

Water intrusion at the ceiling of the gymnasium noted at the roof drainage pipes on the north and south sides of the room.



← Photo #15



We were unable to fully evaluate the safe located in the gymnasium due to no access. Recommend further evaluation.

Bridger View Inspections.

Photos 13 - 15

**PROPERTY CONDITION ASSESSMENT**



## Property Condition Report

Bridger View Inspections.



← **Photo #16**

There are numerous areas of bird feces and dead birds through out the structure. Recommend removal for safety reasons.

**Photo #17** →

The kitchen on the main level has been stripped of it's appliances.



← **Photo #18**

The gas range has been removed from the kitchen. The gas line is still installed with no end cap. Recommend installing a cap on the end of the gas line for safety reasons.

Bridger View Inspections.

**Photos 16- 18**

**PROPERTY CONDITION ASSESSMENT**



## Property Condition Report

Bridger View Inspections.

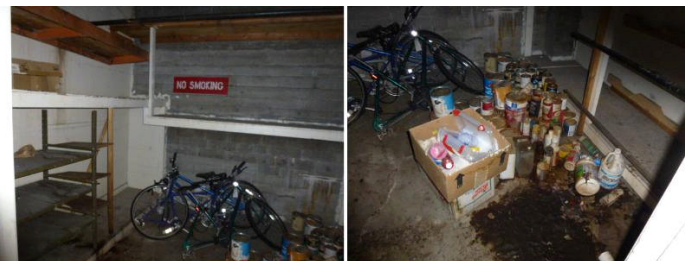


← **Photo #19**

There is moisture intrusion at the ceiling in the kitchen area on the mail level.

**Photo #20** →

There are numerous area of water intrusion at the ceiling in the garage area.



← **Photo #21**

There are paint cans and unlabeled cans in the closet at the west end of the garage, we recommend you have these cans evaluated by a Environmental Engineer prior to any contact.

Bridger View Inspections.

**Photos 19 -21**

**PROPERTY CONDITION ASSESSMENT**

## Property Condition Report

Bridger View Inspections.



← **Photo #22**

There is notable amounts of water intrusion through the roof in the garage area with standing water on the floor in the garage.

**Photo #23** →

The floor drains in the garage are full of water. Recommend further evaluation by a Licensed Plumber.



← **Photo #24**

There is extensive moisture damage to the ceiling at the north side of the main floor of the structure.

Bridger View Inspections.

**Photos 22 - 24**

**PROPERTY CONDITION ASSESSMENT**

## Property Condition Report

Bridger View Inspections.



← **Photo #25**

There is black and grey spotted Fungal Growth located in the hallway at the N.W. side of the main floor ceiling.

**Photo #26** →

There is a large amount of black spotted Fungal Growth located in the N.W. office on the main floor. Recommend further evaluation.



← **Photo #27**



There is no handrail installed at the stairs up to the stage at the north and south ends. The hand rail has been removed at the stairways to the lower level. Recommend the addition of handrails at these locations for safety reasons.

Bridger View Inspections.

**Photos 25 - 27**

**PROPERTY CONDITION ASSESSMENT**



## Property Condition Report

Bridger View Inspections.



**Photo #28**

There is moisture intrusion and damage at the ceiling located in the basement N.W. corner room.

**Photo #29**



The sump hole in the basement N.W. Mortar room was dry on the day of the Assessment.



**Photo #30**

There is large amounts of possible ACM (Asbestos Containing Material) insulating the pipes at the west side of the structure in the ramp area to the basement. Recommend further evaluation by a Environmental Engineer.



Bridger View Inspections.

**Photos 28 - 30**

**PROPERTY CONDITION ASSESSMENT**

## Property Condition Report

Bridger View Inspections.



← **Photo #31**

Moisture staining noted at the ceiling at the S.E. weapons room in the basement.

**Photo #32** →

There is a large amount of possible Asbestos Containing Material in the mechanical room at the N.E. corner of the basement. Recommend further evaluation by a Environmental Engineer.



← **Photo #33**

The boiler is located in the mechanical room located at the N.E. corner of the basement. The gas and water was off to this unit on the day of the assessment thus we could not fully evaluate the unit. Recommend further evaluation by Williams Plumbing and Heating.



Bridger View Inspections.

**Photos 31 -33**

**PROPERTY CONDITION ASSESSMENT**

## Property Condition Report

Bridger View Inspections.



← **Photo #34**

There are two gas fired 1990 Rheem 50 gallon hot water heaters located in the mechanical room. The gas and water is off to these units. Recommend further evaluation by a plumber.

**Photo #35** →

The sump located at the S.E. corner of the mechanical room is full of water. Recommend further evaluation by a Licensed Plumber.



← **Photo #36**

There is a large amount of moisture damage on the ceiling and walls located at the top of the stairs on the upper level. Recommend further evaluation by a Structural Engineer.

Bridger View Inspections.

**Photos 34 - 36**

**PROPERTY CONDITION ASSESSMENT**



## Property Condition Report

Bridger View Inspections.



← **Photo #37**

There is moisture damage at the ceiling located in the center north room on the third level.

**Photo #38** →

There is moisture damage noted at the ceiling and floor at the N.W. corner room on the third level.



← **Photo #39**

Ceiling damage at the N.W. third floor corner room.



Bridger View Inspections.

**Photos 37 - 39**

**PROPERTY CONDITION ASSESSMENT**



## Property Condition Report

Bridger View Inspections.



← **Photo #40**

There is evidence of someone living at the S.E. third floor room at some time. Nobody was there at the time of the Assessment.

**Photo #41** →

There is a large amount of green fungal matter on the ceiling in the closet in the third level S.E. corner room. Recommend further evaluation by a Environmental Engineer.



← **Photo #42**

There is a large amount of bird feces on the ceilings, walls and floors in the third floor N.E. corner room.

Bridger View Inspections.

**Photos 40 - 42**

**PROPERTY CONDITION ASSESSMENT**

## Property Condition Report

Bridger View Inspections.

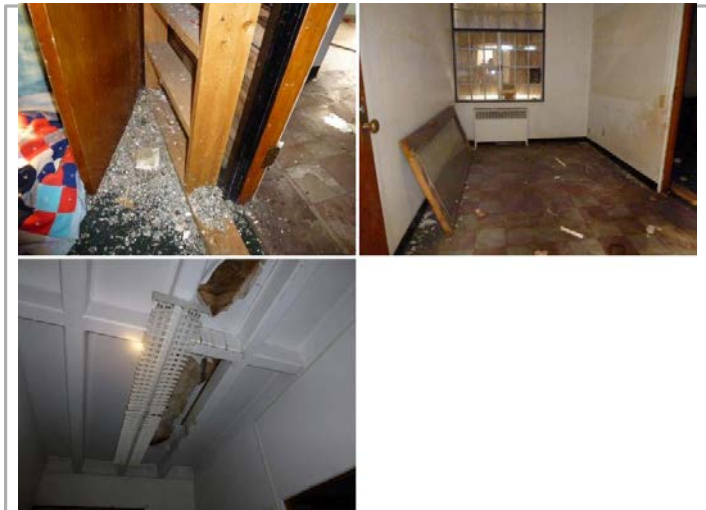


← **Photo #43**

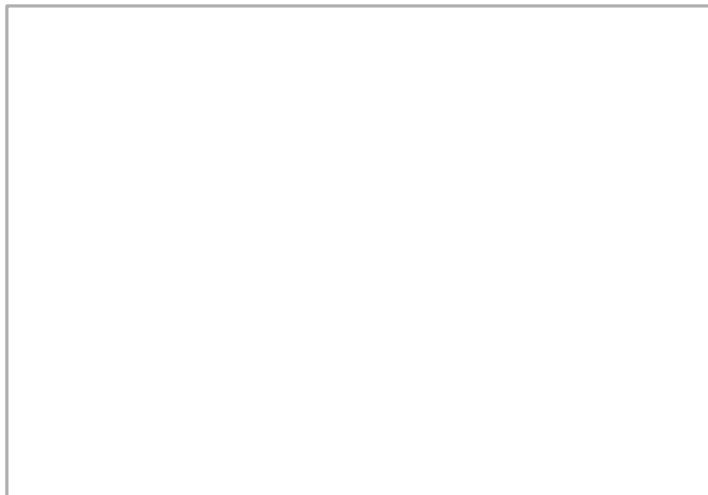
There is moisture damage at the ceilings and floors located in the north office east hallway.

**Photo #44** →

There is water damage to the floors and ceilings located at the second north office east hallway. There is a large amount of bird feces on the walls and floors in this area.



← **Photo #45**



Bridger View Inspections.

**Photos 43 - 45**

**PROPERTY CONDITION ASSESSMENT**

# *Bridger View Inspections, Inc.*



*24 Sundance Trail Bozeman, Montana 59718*  
*Office (406)388-9890 Fax (406)586-6331*



*[www.montanahomeinspector.com](http://www.montanahomeinspector.com)*

## **RADON SCREENING**

**Jeff Thorsen**

### **CLIENT & INSPECTION INFORMATION**

INSPECTION LOCATION:

**Bozeman Armory - 24 West Mendenhall, Bozeman, Montana.**

CLIENT'S NAME

First Interstate Bank - Attn. Matt Johnson.

MAILING ADDRESS

Bozeman West Branch.

DATE OF SCREENING

August 24-26, 2011.

CLIENT'S AGENT

Jerry Pape.

#### **PURPOSE OF THE RADON SCREENING**

To provide a professional opinion of a structure's radon levels as of the date of screening; limited to the test conditions identified in this report.

#### **LIMITATIONS OF LIABILITY**

Bridger View Inspections cannot be assured that the necessary conditions were maintained throughout the screening period. There can be uncertainty with any radon measurement due to statistical variations and other factors such as changes in the weather and operation of the dwelling. While we and our agents make every effort to maintain the highest possible quality control and include checks and verification steps in our procedures, we make NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, for the consequences of erroneous test results. Neither Bridger View Inspections nor its employees or agents shall be liable under any claim, charge or demand, whether in contract, tort, or otherwise, for any and all loss, cost charge, claim, demand, fee, expense or damage of any kind arising out of, connected with, resulting from, or sustained as a result of any radon test required unless specifically covered by an optional service contract.

# *Bridger View Inspections, Inc.*



*24 Sundance Trail Bozeman, Montana 59718*  
*Office (406)388-9890 Fax (406)586-6331*



*[www.montanahomeinspector.com](http://www.montanahomeinspector.com)*

## **DEVICE(S) PLACEMENT**

### **SCREENING DEVICE(S) LOCATION**

LOCATION:

Lower N.E. corner mortar room on north shelf.

NOTE: Standard protocols recommend that "the exact location of the device, on a diagram of the room and building if possible", be documented for the radon screening test.

## **GENERAL INFORMATION**

### **SCREENING START INFORMATION**

START DATE:

August 24, 2011.

START TIME:

10:19 am.

WEATHER:

Sunny.

### **SCREENING STOP INFORMATION**

STOP DATE:

August 26, 2011.

STOP TIME:

11:15 am.

WEATHER:

Sunny.

# Bridger View Inspections, Inc.



24Sundance Trail Bozeman, Montana 59718  
Office (406)388-9890 Fax (406)586-6331



[www.montanahomeinspector.com](http://www.montanahomeinspector.com)

## TEST & PROTOCOLS

### CONTINUOUS MONITOR TESTING:

CONTINUOUS MONITOR:

Continuous Radon Monitor # 6018.

DATE OF LAST CALIBRATION:

April 20, 2011

### RESULTS IN pCi/l:

OVERALL AVERAGE pCi/l:

1.5 pCi/L.

### USEPA RECOMMENDATIONS:

RECOMMENDATIONS:

The USEPA states that "EPA Average" results in this range (less than 4 pCi/l), that you do not need to conduct a follow-up screening at this time. However, if you make any structural changes or start to use a lower level (than the one screened) of the building more frequently you should test again.

### PROTOCOLS OBSERVED:

CLOSED HOUSE:

Yes. The house was closed 12 hours before the start of the Radon Screening.

CLOSED WINDOWS:

Yes. The window(s) was kept closed during the screening.

CLOSED DOORS:

Yes. The door(s) was kept closed during the screening.

PLACEMENT:

The screening device(s) was placed away from drafts & heat.

HEIGHT:

The screening device(s) was placed at least 20" off of the floor, 1 foot from exterior walls and 3 feet from exterior openings.

WINDS:

Sustained winds of over 30 MPH did not occur during the screening.

# *Bridger View Inspections, Inc.*



*24 Sundance Trail Bozeman, Montana 59718*  
*Office (406)388-9890 Fax (406)586-6331*



*[www.montanahomeinspector.com](http://www.montanahomeinspector.com)*

CERTIFICATION SEALS:

Certification seals were not used in the screening.

SEAL INTEGRITY:

Anti-Tamper Seals were not used.

ACTIVE MONITORING:

Active monitoring was not used on the doors.

MITIGATION SYSTEM:

There is no active mitigation system installed in the home.





March 23, 2007

Michael Libster  
Northwest Concepts, Inc  
11 West Main, Suite 223  
Belgrade, MT 59714

Re: Bozeman Armory Expansion Feasibility Assessment

Michael:

At your request, Apex Engineering has performed a building structural assessment on the Bozeman Armory Building. We completed the review with the primary purpose of assessing the feasibility of upgrading the building to a three-story commercial office building. Two secondary objectives of our study were to review the potential of adding parking garage area to the basement level of the structure, as well as to investigate the total number of stories that could potentially be added economically.

Our study was based upon evaluating the original contract documents provided to us. We evaluated the structure in accordance with the 2006 International Building Code (IBC), which is the currently adopted building code in Bozeman. We performed an in-depth gravity and foundation analysis as well as a preliminary lateral analysis of the building.

Appendix A contains building layouts for each of the existing framing plans, and the corresponding grid lines. Appendix B contains summaries of the calculations we performed. Throughout this report, reference will be made to grid lines in relation to specific structural member locations.

The Armory contract documents were released for construction in the fall of 1941. The building is comprised of concrete joists with integral slabs supported on reinforced concrete beams, commonly referred to as a "waffle slab" system. These beams are in turn supported on both reinforced concrete columns and concrete bearing walls. The entire structure is supported on a shallow foundation



system comprised of continuous and spread concrete footings. The lateral force resisting system is comprised of reinforced concrete shear walls bearing on continuous concrete footings.

The material properties used in our assessment were as provided in the original contract documents. The concrete compressive strength was specified as 2000psi, the reinforcing steel strength as 40,000psi, and the allowable bearing pressure as 6000psf. We would strongly recommend that concrete core samples be taken prior to the final design of any future work for material testing. The likely-hood that the actual compressive strength of the concrete exceeds 2000psi is very high due to concrete's tendency to gain strength with age. Additionally, the material provided may have had higher strengths than what was originally specified. The potential increase in design values could make a substantial difference in the total number of stories that could be added, and in the configuration of these additional stories.

We also feel that a geotechnical engineer should be contacted to assess the local soil properties and site classification. One of the primary limitations to the number of stories that can be supported by the existing structure is driven by the foundation loading and allowable bearing pressures. Additionally, the site classification gives an indication of how much seismic load the building receives during a seismic event. A soils engineer can provide the correct site classification as well as soil bearing pressures. Higher allowable pressures may allow additional stories to be more economically constructed.

The potential scope of work includes adding one additional floor over the north portion of the building (Grid D to Grid F), adding two new floors to the gymnasium area, as well as removing the existing roof structure over the gymnasium. A new roof would be added over the entire building. It is our understanding that the building would be of mixed use, both commercial office and residential.

The original building was designed for a live load of 50psf plus a partition load of 20psf in the office areas (existing second floor), and 150psf over the drill floor (existing first floor). The roof was designed for a 40psf live load. The 2006 IBC states that for office buildings, a 50psf live load plus a 15psf partition load must be applied to office buildings. Assembly areas and means of egress must be designed for 100psf, and residential units must be designed for 40psf. The building loads as designed meet or exceed the current building code requirements.

### Third Floor Over North Portion of Building

We reviewed each framing member, as well as the foundation for the addition of a new floor over this portion of the building. The existing roof from Grid D to Grid F will support residential loading for use as a floor with no structural changes. We also reviewed the roof for office loading, however two of the beams would have to be reinforced for bending, and most would need to be reinforced for shear. This means transition to residential use in this area for the new third floor

would be very easy, while using this floor for office space will require some structural upgrades with related additional expense.

The potential new roof over this portion of the building should be designed to clear span from Grid D to Grid F. Additionally, at Grid D the roof should be designed in such a way as to transfer all new loadings to the existing columns. The columns originally were designed to carry steel bowstring trusses free spanning 65ft over the gymnasium. With the removal of the existing roof, these columns can be used to carry the loading from the new roof over the north side of the building with no structural work required. The footings along Grid F have enough reserve capacity to carry the additional floor and roof. The lateral design issues are discussed below.

The stairs were also reviewed for compliance with egress loading. All stairs were found to be adequate for 100psf live loading. In field measurements will need to be made to insure the tread dimensions of the stairs meet modern code.

#### Second and Third Floors at Gymnasium

The current gymnasium is above a concrete slab-on-grade from Grid B to Grid C, and supported by a structural beam and slab system over full height basement from Grid C to Grid D. Based upon reviewing the beam, column, and footing design capacities, the gymnasium portion of the building will support a minimum of two new floors of office loading as well as a new roof. These floors and roof should be designed in such a way as to deliver the loading to the columns along Grids B and D. Additionally, a minimum of three to four framing bays will be required between Grids B and D to distribute load without overstressing existing member capacities. The new framing can tie in directly to the existing structure to utilize the existing columns and footings. The lateral design issues are discussed below.

Depending on the bay spacing chosen and if a new sub-level garage is desired, the existing slab system from Grid C to Grid D may need to be removed. If the sub-level garage is not incorporated, the new supporting columns can be designed to pass through the structural slab system, although for ease of construction, removing the slab may be preferred.

#### Lateral Design

A preliminary lateral analysis was completed to assess the possibility of adding additional floors. The existing structure was found to be adequate for existing loads, but with little extra capacity for additional loading. For this reason, we are recommending that a maximum of one story be added to the north portion of the building. This new roof structure will need to be as light as possible to reduce the seismic loading on the new structure. If the guidelines are maintained an additional floor may be added with minimal seismic upgrades to the existing structure. The new structure within the gymnasium will need to be designed to carry the seismic loading independent of the existing structure. Again, the new

structure will need to be as light as possible to reduce any additional loading to the existing structure. It is also recommended that a rigid concrete diaphragm be used with steel moment or braced frames to maintain similar seismic response to the existing structure. Once the existing material properties are explored and future building plans are more fully determined, a more comprehensive analysis can be completed to determine exactly what future framing systems will be the most economic.

The south wall of the building, Grid A, is currently a garage maintenance area. The gravity system has the capacity for three floors. This wall will need to be reinforced by infilling with concrete or adding steel frames to adequately support the lateral loads induced by a seismic event if additional floors are added.

#### Potential Number of Floors

Due to gravity loading and lateral constraints, only one future floor can be added to the north portion of the building without resorting to substantial reinforcement of the walls and footings at Grids D and F. The existing structure within the gymnasium can withstand the loading from two additional floors (see above) with no major upgrades. As many floors as desired can be added to the gymnasium provided the new structure within the gymnasium is completely self supporting both for gravity and lateral loading. Two new floors may be added to the portion of the building between Grids A and B, providing lateral support is added to Grid A. Adding additional floors to the portion of the building between Grids 8 and 9 will require either tying the floors to the new floors within the gymnasium (both for gravity and lateral loading), or seismically upgrading the wall at Grid 8 and adding structural support to that wall.

#### Potential Sub-Level Parking Garage

The largest obstacle to overcome with adding the garage level will be supporting the walls at the existing footings along Grids B, C, and 1 (A to B.5). At Grids B and C, the existing footings only extend to four feet below grade. Grid C is a bearing wall supporting the main floor slab. If this option is pursued, we recommend removing all existing beam and slab structure from Grid C to Grid D. This will facilitate construction, allow for more affordable structural transition to the new construction above, as well as allowing for the design of large open garage bays from Grid B to Grid D. At Grids B and C, the most economical solution would be to construct permanent retaining walls six to eight feet inside of the existing walls. This would reduce the amount of overburden pressure on the new walls, without undermining the existing walls. Please note that the wall at Grid 8 is a full depth wall, and would not require the new wall to the inside. For access to the garage, a new ramp would have to be cut through the wall at Grid B. This wall would require reinforcement and careful design to withstand the overburden pressures from above as well as not undermining the existing foundation. We anticipate the addition of underground parking to be a very expensive and fairly complicated change, but is possible.

In summary, we feel it is both feasible and economical to add an additional floor to the north portion of the building. We also feel it is possible and economical to create a three story space within the existing gymnasium area. We feel the addition of underground parking or additional stories is possible, but potentially not cost effective. Above three stores the building will require substantial structural upgrades.

If you would like to discuss any aspect of this report in more detail, please feel free to contact us at any time. Thank you allowing us the opportunity to provide this report to you.

Sincerely,  
Apex Engineering Services Inc.



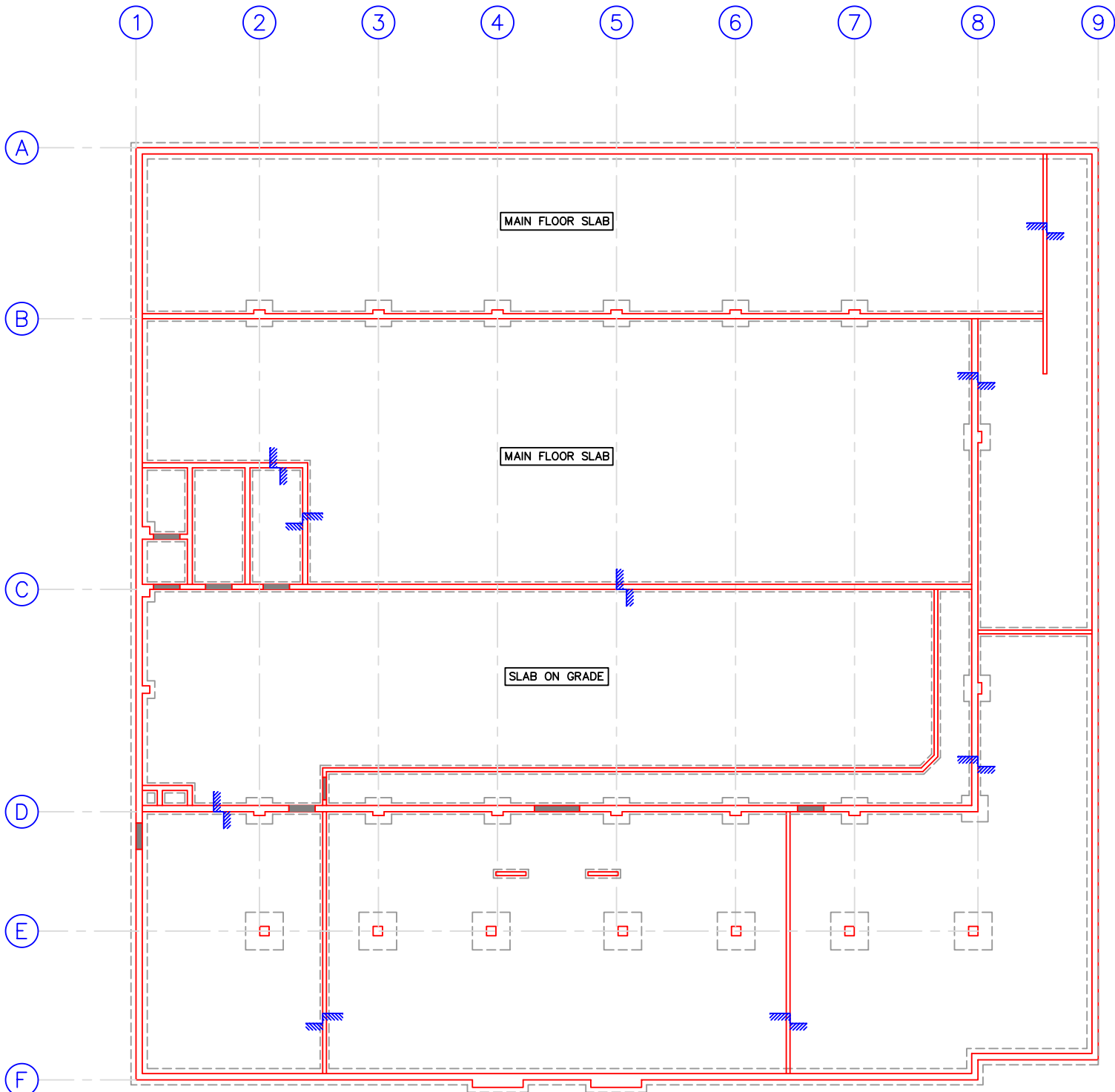
Matthew R. Anderson, P.E.


## Appendix A

### Framing Layout Plans



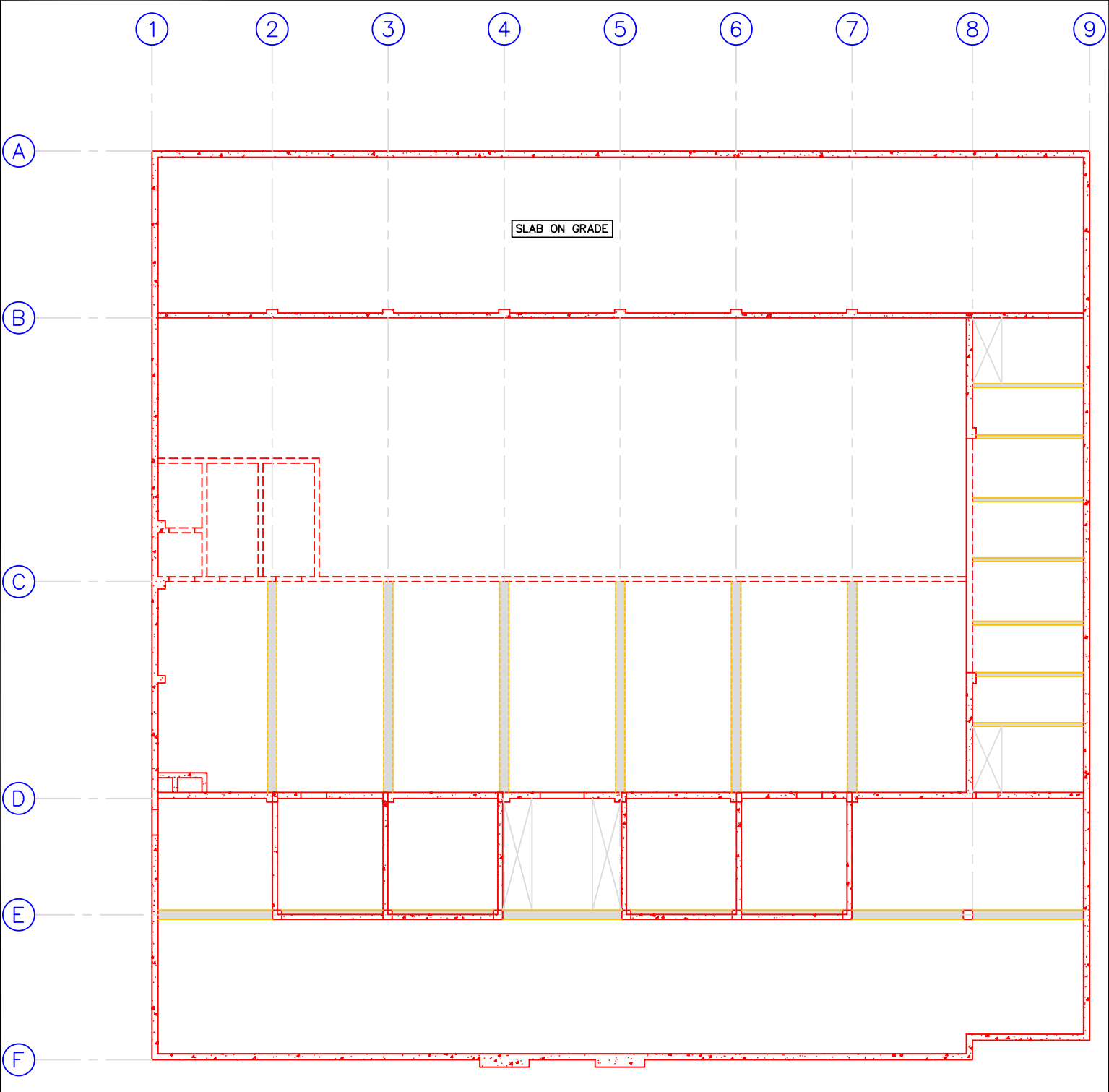
Project Number 07-102		Bozeman Armory Building Expansion	
Original Date	Study Date		
11/09/1941	03/23/2007	Feasibility Study	
Engineered By MRA			
Checked By JDR		Foundation Plan	Sheet 1
Drawn By KLN			of 4





**APEX**  
Engineering Services, Inc.  
2300 Regent Street, Suite 207  
Missoula, MT 59801  
406.541.2739

Project Number		07-102		Bozeman Armory Building Expansion		
Original Date		Study Date				
11/09/1941		03/23/2007		Feasibility Study		
Engineered By		MRA				
Checked By		JDR		Main Floor Framing Plan	Sheet	2
Drawn By		KLN			of	4



PLAN NOTES:

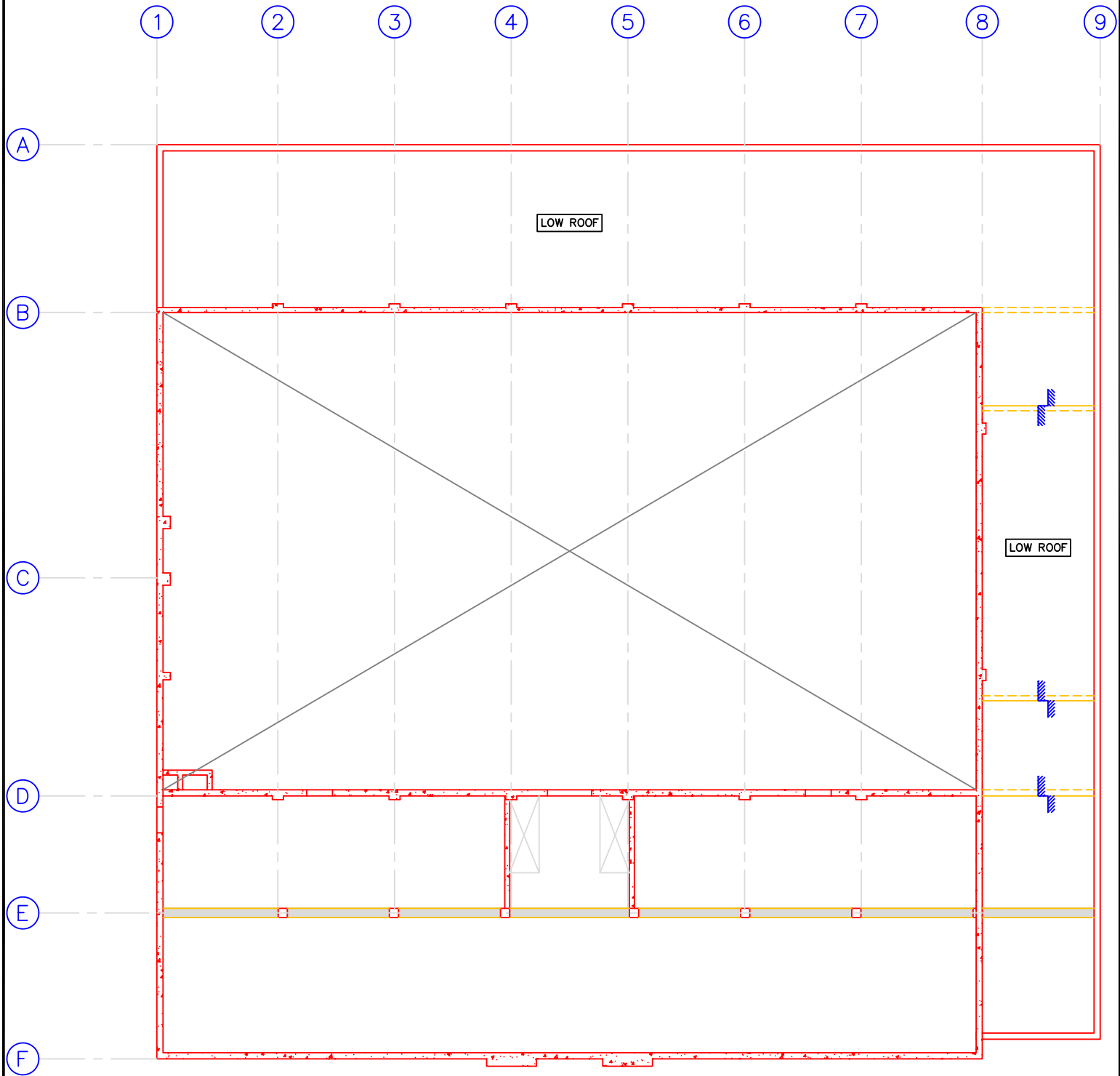
INDICATES CONCRETE BEAM

INDICATES CONC. WALL TO ABOVE








Project Number 07-102		Bozeman Armory Building Expansion	
Original Date	Study Date		
11/09/1941	03/23/2007	Feasibility Study	
Engineered By MRA			
Checked By JDR	2nd Floor Framing Plan	Sheet	3
Drawn By KLN		of	4



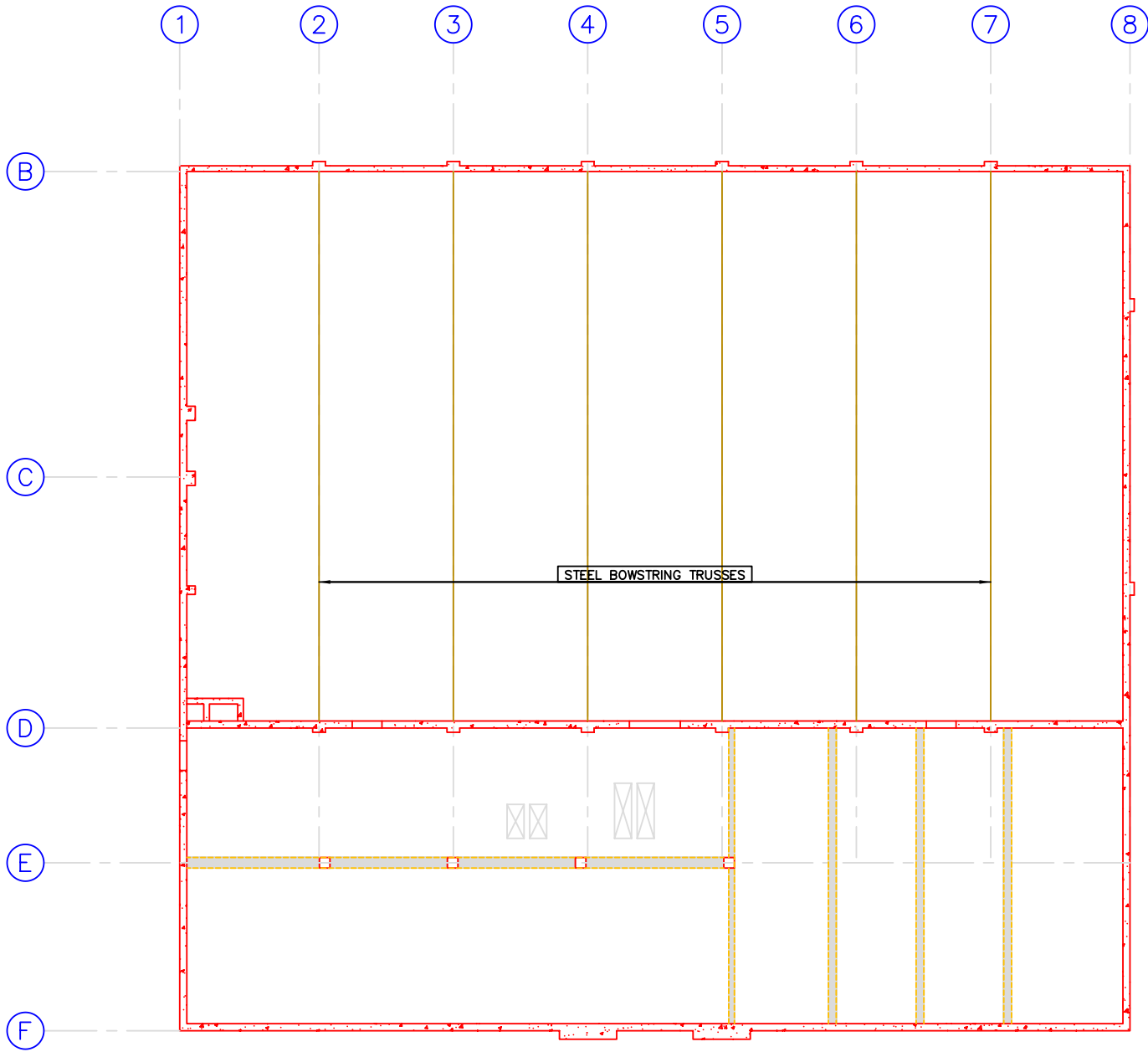
PLAN NOTES:

-  INDICATES CONCRETE BEAM
-  INDICATES CONC. WALL TO ABOVE





**APEX**  
Engineering Services, Inc.  
2300 Regent Street, Suite 207  
Missoula, MT 59801  
406.541.2739

Project Number 07-102		Bozeman Armory Building Expansion	
Original Date	Study Date		
11/09/1941	03/23/2007	Feasibility Study	
Engineered By MRA			
Checked By JDR	Drawn By KLN	Roof Framing Plan	Sheet 4
			of 4



PLAN NOTES:

 INDICATES CONCRETE BEAM

 INDICATES CONC. WALL TO ABOVE

## Appendix B

### Calculation Summaries

Bozeman Armory Study  
Apex # 07-102  
3/23/2007



Concrete Beam Analysis

$f'_c$  = 2000 psi  
 $f_y$  40000 psi

Beam #	Mu (ft-kips)	Vu (kips)	As (in <sup>2</sup> )	d (in)	be (in)	bw (in)	t (in)	a (in)	$\phi$ Mn (ft-kips)	$\phi$ Vc (0.5 $\phi$ Vc) (kips)
Upper Roof Framing - Residential Loading										
E,1-2	66.2	16.3	2.4	16.5	20	15	12	2.824	108.6	16.6 (8.3)
E,2-3	57	15.1	1.76	16.5	15	15	12	2.761	79.8	16.6 (8.3)
E,4-5	76.8	17.5	2.4	16.5	20	15	12	2.824	108.6	16.6 (8.3)
5,D-E	25.2	6.1	0.88	10.5	12	12	0	1.725	25.4	8.5 (4.2)
5,E-F	32.3	6.9	1.76	10.5	11.5	11.5	0	3.601	45.9	8.1 (4.1)
7,D-F	191.7	21.8	5.81	16.5	40	13	8	3.418	257.8	14.4 (7.2)
J1	10.4	2.2	0.62	11	5	5	0	2.918	17.7	3.7 (1.8)
J2	8.1	2	0.51	11	5	5	0	2.400	15.0	3.7 (1.8)
J3	5	1.5	0.51	7	5	5	0	2.400	8.9	2.3 (1.2)
J4	2.9	1.1	0.4	7	5	5	0	1.882	7.3	2.3 (1.2)
J5	4	1.3	0.4	7	5	5	0	1.882	7.3	2.3 (1.2)
Upper Roof Framing - Office Loading										
E,1-2	89.4	22	2.4	16.5	20	15	12	2.824	108.6	16.6 (8.3)
E,2-3	77	20.4	1.76	16.5	15	15	12	2.761	79.8	16.6 (8.3)
E,4-5	103.7	23.7	2.4	16.5	20	15	12	2.824	108.6	16.6 (8.3)
5,D-E	34.9	8.5	0.88	10.5	12	12	0	1.725	25.4	8.5 (4.2)
5,E-F	44.7	9.6	1.76	10.5	11.5	11.5	0	3.601	45.9	8.1 (4.1)
7,D-F	265.4	30.2	5.81	16.5	40	13	8	3.418	257.8	14.4 (7.2)
J1	14	3	0.62	11	5	5	0	2.918	17.7	3.7 (1.8)
J2	11	2.7	0.51	11	5	5	0	2.400	15.0	3.7 (1.8)
J3	6.9	2	0.51	7	5	5	0	2.400	8.9	2.3 (1.2)
J4	4	1.5	0.4	7	5	5	0	1.882	7.3	2.3 (1.2)
J5	5.6	1.8	0.4	7	5	5	0	1.882	7.3	2.3 (1.2)



Beam #	Mu (ft-kips)	Vu (kips)	As (in^2)	d (in)	be (in)	bw (in)	t (in)	a (in)	$\phi$ Mn (ft-kips)	$\phi$ Vc (0.5 $\phi$ Vc) (kips)
Main Framing - Office Loading										
2,C-D	274.7	37.9	7.62	26.5	54	15	14	3.320	567.8	26.7 (13.3)
3,C-D	274.7	37.9	7.08	22.5	52	15	14	3.204	443.9	22.6 (11.3)
E,1-2	89.4	22	3.16	16.5	25	15	12	2.974	142.3	16.6 (8.3)
E,2-3	105.5	27.8	2.4	16.5	15	15	0	3.765	105.2	16.6 (8.3)
E,3-4	105.5	27.8	2.4	16.5	15	15	0	3.765	105.2	16.6 (8.3)
E,4-5	103.7	23.7	7.08	11.5	36	15	12	4.627	195.1	11.6 (5.8)
E,7-8	89.4	22	2.4	16.5	19	15	12	2.972	108.1	16.6 (8.3)
E,8-9	79.3	19.8	3.16	16.5	25	15	12	2.974	142.3	16.6 (8.3)
C,2,8-9	39	10.1	1.8	14.5	9.5	9.5	0	4.458	66.3	9.2 (4.6)
C,4,8-9	32.1	8.3	0.88	40	6	6	0	3.451	101.0	16.1 (8)
C,6,8-9	37.4	9.7	1.2	40	6	5	0	4.70588	135.529	13.4 (6.7)
J1	10.9	2.8	0.88	13	5	5	0	4.141	28.9	4.4 (2.2)
J2	10.9	2.8	0.88	13	5	5	0	4.141	28.9	4.4 (2.2)
J3	5.4	2	0.88	13	5	5	0	4.141	28.9	4.4 (2.2)
J4	0.9	0.8	0.62	13	5	5	0	2.918	21.5	4.4 (2.2)
J5	11.4	2.8	0.62	11	5	5	0	2.918	17.7	3.7 (1.8)
J6	15.5	3.8	0.88	11	5	5	0	4.141	23.6	3.7 (1.8)
J7	14.6	3.1	0.88	11	5	5	0	4.141	23.6	3.7 (1.8)
J8	14.6	3.1	0.88	11	5	5	0	4.141	23.6	3.7 (1.8)
J9	14.6	3.1	0.88	11	5	5	0	4.141	23.6	3.7 (1.8)
J11	10.9	2.8	0.88	11	5	5	0	4.141	23.6	3.7 (1.8)



Beam #	Mu (ft-kips)	Vu (kips)	As (in^2)	d (in)	be (in)	bw (in)	t (in)	a (in)	$\phi$ Mn (ft-kips)	$\phi$ Vc (0.5 $\phi$ Vc) (kips)
2nd Framing - Office Loading										
E,1-2	89.4	22	3.95	16.5	30	15	12	3.098	177.2	16.6 (8.3)
E,7-8	89.4	22	3	16.5	22	15	12	3.209	134.1	16.6 (8.3)
E,4-5	103.7	23.7	2.08	16.5	22.5	15	12	2.175	96.2	16.6 (8.3)
E,8-9	71.3	15.17	3.28	16.5	15	15	0	5.145	137.0	16.6 (8.3)
J1	10.9	2.6	0.62	11	5	5	0	2.918	17.7	3.7 (1.8)
J2	9.9	2.5	0.62	11	5	5	0	2.918	17.7	3.7 (1.8)
J3	14	3	0.88	11	5	5	0	4.141	23.6	3.7 (1.8)
J4	9.2	2.4	0.62	9	5	5	0	2.918	14.0	3 (1.5)
J5	17.4	3.3	1.04	11	5	5	0	4.894	26.7	3.7 (1.8)
J6	14	3	1.04	11	5	5	0	4.894	26.7	3.7 (1.8)
Stairs - Egress Loading										
BSMNT	2.65	1.2	0.6	3.5	12	12	0	1.176	5.2	2.8 (1.4)
MAIN	3.75	1.5	0.6	6.5	12	12	0	1.176	10.6	5.2 (2.6)

Bozeman Armory Study  
Apex # 07-102  
3/23/2007  
MRA



### Footing Capacity

Allowable Bearing Pressure = 6000 psf

### Continuous Footings

Grid	Load	Width	Pressure	Check	%	Reserve
A,1-8	4030 plf	20 in	2418 psf	OK	40%	5970 plf
A,8-9	3216 plf	18 in	2144 psf	OK	36%	5784 plf
B,1-8	5676 plf	16 in	4257 psf	OK	71%	2324 plf
C,1-8	3860 plf	16 in	2895 psf	OK	48%	4140 plf
D,1-8	6313 plf	16 in	4735 psf	OK	79%	1687 plf
D,5-8	7325 plf	16 in	5494 psf	OK	92%	675 plf
F,1-5	7325 plf	22 in	3995 psf	OK	67%	3675 plf
F,5-9	7840 plf	22 in	4276 psf	OK	71%	3160 plf
1,A-B.5	3840 plf	18 in	2560 psf	OK	43%	5160 plf
1,B.5-D	5460 plf	22 in	2978 psf	OK	50%	5540 plf
1,D-F	4560 plf	22 in	2487 psf	OK	41%	6440 plf
8,B-D	6443 plf	22 in	3514 psf	OK	59%	4557 plf
9,A-F	4960 plf	22 in	2705 psf	OK	45%	6040 plf

### Spread Footings

Grid	Load	Width	Pressure	Check	%	Reserve
D2	46 kip	5.5 ft	1521 psf	OK	25%	136 kip
D3	46 kip	5.5 ft	1521 psf	OK	25%	136 kip
D4	46 kip	5.5 ft	1521 psf	OK	25%	136 kip
D5	46 kip	5.5 ft	1521 psf	OK	25%	136 kip
D6	46 kip	5.5 ft	1521 psf	OK	25%	136 kip
D7	46 kip	5.5 ft	1521 psf	OK	25%	136 kip
E2	134 kip	5.5 ft	4430 psf	OK	74%	48 kip
E3	98 kip	5.5 ft	3240 psf	OK	54%	84 kip
E4	113 kip	5.5 ft	3736 psf	OK	62%	69 kip
E5	113 kip	5.5 ft	3736 psf	OK	62%	69 kip
E6	104 kip	4.8 ft	4609 psf	OK	77%	31 kip
E7	72 kip	4.8 ft	3191 psf	OK	53%	63 kip
E8	99 kip	5.0 ft	3960 psf	OK	66%	51 kip
B.5-8	60 kip	3.5 ft	4898 psf	OK	82%	14 kip
C.5-8	60 kip	3.5 ft	4898 psf	OK	82%	14 kip



Bozeman Armory Study  
Apex # 07-102  
3/23/2007  
MRA



Column Capacities

$f'_c$  = 2000 psi  
 $f_y$  = 40000 psi

Grid	Pu	Ag	As	$\phi P_n$	%	Reserve (Factored)
B2	12.5 kip	396 in <sup>2</sup>	7.62 in <sup>2</sup>	463 kip	3%	451 kip
B3	12.5 kip	396 in <sup>2</sup>	7.62 in <sup>2</sup>	463 kip	3%	451 kip
B4	12.5 kip	396 in <sup>2</sup>	7.62 in <sup>2</sup>	463 kip	3%	451 kip
B5	12.5 kip	396 in <sup>2</sup>	7.62 in <sup>2</sup>	463 kip	3%	451 kip
B6	12.5 kip	396 in <sup>2</sup>	7.62 in <sup>2</sup>	463 kip	3%	451 kip
B7	12.5 kip	396 in <sup>2</sup>	7.62 in <sup>2</sup>	463 kip	3%	451 kip
B.5-8	90.0 kip	324 in <sup>2</sup>	4.00 in <sup>2</sup>	338 kip	27%	248 kip
C.5-8	90.0 kip	324 in <sup>2</sup>	4.00 in <sup>2</sup>	338 kip	27%	248 kip
D2	60.0 kip	324 in <sup>2</sup>	3.16 in <sup>2</sup>	322 kip	19%	262 kip
D3	60.0 kip	324 in <sup>2</sup>	3.16 in <sup>2</sup>	322 kip	19%	262 kip
D4	60.0 kip	324 in <sup>2</sup>	3.16 in <sup>2</sup>	322 kip	19%	262 kip
D5	60.0 kip	324 in <sup>2</sup>	3.16 in <sup>2</sup>	322 kip	19%	262 kip
D6	60.0 kip	324 in <sup>2</sup>	3.16 in <sup>2</sup>	322 kip	19%	262 kip
D7	60.0 kip	324 in <sup>2</sup>	3.16 in <sup>2</sup>	322 kip	19%	262 kip
E2	134.0 kip	225 in <sup>2</sup>	2.40 in <sup>2</sup>	228 kip	59%	94 kip
E3	134.0 kip	225 in <sup>2</sup>	2.40 in <sup>2</sup>	228 kip	59%	94 kip
E4	133.0 kip	225 in <sup>2</sup>	2.40 in <sup>2</sup>	228 kip	58%	95 kip
E5	133.0 kip	225 in <sup>2</sup>	2.40 in <sup>2</sup>	228 kip	58%	95 kip
E6	104.0 kip	225 in <sup>2</sup>	2.40 in <sup>2</sup>	228 kip	46%	124 kip
E7	100.0 kip	225 in <sup>2</sup>	2.40 in <sup>2</sup>	228 kip	44%	128 kip
E8	134.0 kip	225 in <sup>2</sup>	2.40 in <sup>2</sup>	228 kip	59%	94 kip

**Seismic Provisions - ASCE 7-02 - Equivalent Lateral Force Method - Section 9.4-9.5**

Engineer MRA  
Date 3/23/2007  
Project Bozeman Armory

Building h = 22 ft Base to highest level  
Period = Other Systems Table 9.5.5.3.2  
R = 4 Table 9.5.2.2  
 $S_s$  = 74.59 % Seismic Parameter CD  
 $S_1$  = 22.98 % Seismic Parameter CD  
Site Class C - Very Dense Soil 9.4.1.2  
Seismic use Gr. I - All Other Buildings Table 1-1, 9.1.3

---

$F_a$  = 1.1016 9.4.1.2.4a  
 $F_v$  = 1.5702 9.4.1.2.4b  
 $S_{ms}$  = 0.8217 Eq. 9.4.1.2.4-1  
 $S_{m1}$  = 0.3608 Eq. 9.4.1.2.4-2  
 $S_{DS}$  = 0.5478 Eq. 9.4.1.2.5-1  
 $S_{D1}$  = 0.2406 Eq. 9.4.1.2.5-2

Seismic Design Category,  $S_{DS}$  =  
D Table 9.4.2.1a

Seismic Design Category,  $S_{D1}$  =  
D Table 9.4.2.1b

Seismic Design Category =

D

Importance,  $I_E$  = 1.00 Table 9.1.4  
 $C_t$  = 0.02 Table 9.5.5.3.2  
Period, T = 0.203 sec Eq. 9.5.5.3.2-1  
 $C_{s \min}$  = 0.024 Eq. 9.5.5.2.1-3  
 $C_s$  = 0.137 Eq. 9.5.5.2.1-1  
 $C_{s \max}$  = 0.296 Eq. 9.5.5.2.1-2

k = 1.00 9.5.5.4  
 $C_s$  = 0.137

Calculations for required parking at the Armory site, West Mendenhall Courtney Kramer, Historic Preservation Officer 8/29/11							
Notes: These calculations are based only on the gross square footages of the building, using the 85% net square footage calculation. Additional reductions in parking requirements may be possible after floorplans are complete, as areas such as hallways, closets, stairwells, etc. can be netted out.							
<b>Parking for Armory if a second floor is added above the gym</b>				<b>Parking for Armory if only existing square footage is added (no second level on gym)</b>			
	Square footage				Square footage		
Basement north side (128' X 32')	4096			Basement north side (128' X 32')	4096		
Basement west side (15'X38')	570			Basement west side (15'X38')	570		
Main floor (128' X 124')	15872			Main floor (128' X 124')	15872		
Second Floor (128' X 124')	15872			Second Floor without area above gym	10863.5	second floor area above gym (63' X 79.5')	5008.5
Grand total:	36410			Grand total:	31401.5		
<b>Parking gross floor area reductions</b>				<b>Parking gross floor area reductions</b>			
Grand total square footage	36410			Grand total square footage	31401.5		
(18.46.040 B3e) –first 3,000 Gross for non–residential in B–3	–3000			(18.46.040 B3e) –first 3,000 Gross for non–residential in B–3	–3000		
Revised square footage	33410			Revised square footage	28401.5		
Gross floor area (85% of revised square footage)	28398.5			Gross floor area (85% of revised square footage)	24141.275		
<b>Parking space requirements</b>	divisor			<b>Parking space requirements</b>	divisor		
Office: 1 space/ 250 sq.'	250			Office: 1 space/ 250 sq.'	250		
Retail: 1 space/ 350 sq'	350			Retail: 1 space/ 350 sq'	350		
<b>Parking specific reductions for office</b>	# of spaces removed			<b>Parking specific reductions for office</b>	# of spaces removed		
Parking required for office (28,398.5 sq.'/250 sq.' per space)	113.594			Parking required for office (28,398.5 sq.'/250 sq.' per space)	96.5651		
(18.46.040 B3a) 20% reduction in B–3 zoning for office	–22.7188			(18.46.040 B3a) 20% reduction in B–3 zoning for office	–19.31302		
(18.46.040B3c) transit availability w/in 800 ft. 10% reduction	–11.3594			(18.46.040B3c) transit availability w/in 800 ft. 10% reduction	–9.65651		
(18.46.040B3d) structured parking w/in 800 ft. 15% reduction	–17.0391			(18.46.040B3d) structured parking w/in 800 ft. 15% reduction	–14.484765		
<b>Total required parking:</b>	62.4767			<b>Total required parking:</b>	53.110805		
Existing cash–in–lieu of parking credits	–29			Existing cash–in–lieu of parking credits	–29		
Remaining parking required for <b>office</b> use ifsecond floor is added to the gym area auditorium	<b>33.4767</b>			Remaining parking required for <b>office</b> use no additional square footage is created.	<b>24.110805</b>		
<b>Parking specific reductions for Retail</b>	# of spaces removed			<b>Parking specific reductions for Retail</b>	# of spaces removed		
Parking required for retail(28,398.5 sq.'/350 sq.' per space)	81.1385714285714			Parking required for retail(28,398.5 sq.'/350 sq.' per space)	68.9750714285714		
(18.46.040 B3a) 40% reduction in B–3 zoning for retail	–32.4554285714286			(18.46.040 B3a) 40% reduction in B–3 zoning for retail	–27.5900285714286		
(18.46.040B3c) transit availability w/in 800 ft. 10% reduction	–8.11385714285714			(18.46.040B3c) transit availability w/in 800 ft. 10% reduction	–6.89750714285714		
(18.46.040B3d) structured parking w/in 800 ft. 15% reduction	–12.1707857142857			(18.46.040B3d) structured parking w/in 800 ft. 15% reduction	–10.3462607142857		
<b>Total required parking:</b>	28.3985			<b>Total required parking:</b>	24.141275		
Existing cash–in–lieu of parking credits	–29			Existing cash–in–lieu of parking credits	–29		
Remaining parking required for <b>Retail</b> use ifsecond floor is added to the gym area auditorium	<b>–0.601500000000001</b>			Remaining parking required for <b>Retail</b> use ifsecond floor is added to the gym area auditorium	<b>–4.858725000000001</b>		

## Armory Sale Preparation Budget Estimate

Bozeman, MT

December 13, 2011

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUBTOTAL
<b>Re-Roof</b>				
Demolition	16,096	s.f.	2.00	32,192.00
6" polyisocyanurate insulation	16,096	s.f.	4.00	64,384.00
60 mil TPO (field w/ flashing)	16,096	s.f.	5.00	80,480.00
Parapet Cap	862	l.f.	10.00	8,620.00
Drains (retro existing)	10	ea.	400.00	4,000.00
Drains (2" overflow)	6	ea.	400.00	2,400.00
Subtotal				192,076.00
Contractor Mark-Up (8%)				15,366.08
<b>Re-Roof Subtotal</b>				<b>207,442.08</b>
Contingency @ 15%				31,116.31
<b>Re-Roof Total Construction Estimate</b>				<b>\$ 238,558.39</b>
<b>Asbestos, Lead, Bird Waste Removal/ Abatement</b>				
Asbestos Abatement	1	allow.	83,554.00	83,554.00
Lead Removal	1	allow.	155,100.00	155,100.00
Subtotal				238,654.00
Contractor Mark-Up (8%)				19,092.32
<b>Asbestos &amp; Lead Removal/ Abatement Subtotal</b>				<b>257,746.32</b>
Bird Waste (Horizon Restoration Quote)	1	allow.	42,800.00	42,800.00
Contractor Mark-Up (8%)				3,424.00
<b>Bird Waste &amp; Mold Removal/ Cleanup</b>				<b>46,224.00</b>
Subtotal				303,970.32
Contingency @ 15%				45,595.55
<b>Asbestos/ Lead/ Bird Waste Total Construction Estimate</b>				<b>\$ 349,565.87</b>